

## Proposal for Rezoning & Development Permit 414 & 420 Cedar Avenue

### Introduction

We are proud to present this exceptional mixed use Jenga inspired midrise that will define the gateway to the South Pandosy Urban Centre and inspire a vibrant and populated urban core. Elegance and sustainability achieved through re-zoning and re-development, with an emphasis on quality and a vibrant urban interface, will be the cornerstones of this OCP compliant application.

This C4 re-zoning and development permit proposal is to accommodate a skinny, low-rise tower of 15 storeys, on a two story podium fronted with blend of retail and commercial. The street level boasts plazas, café seating and an outdoor galleria.

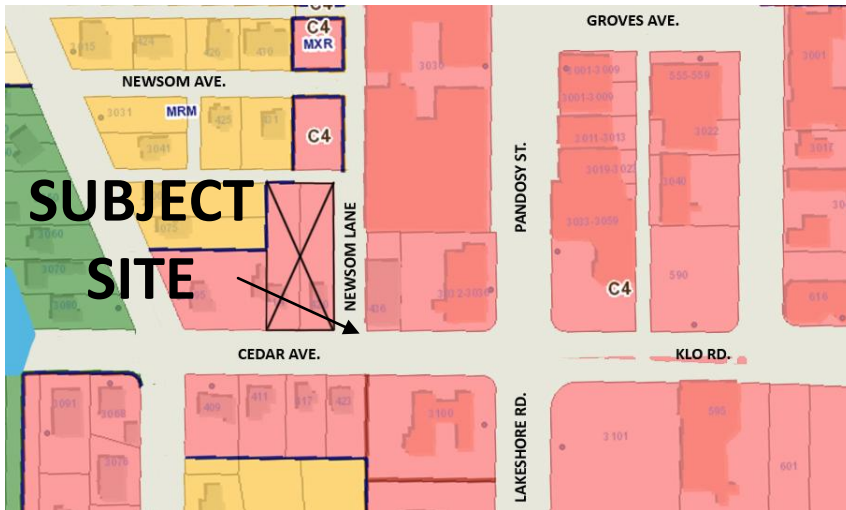


View from Cedar Avenue

## South Pandosy Urban Centre Context

The subject site fronts on Cedar Avenue and Newsom Lane. Located near the cross roads of the heart of the South Pandosy Urban Centre, the proposed development will help direct attention toward Lake Okanagan and the future Pandosy Beach Park.

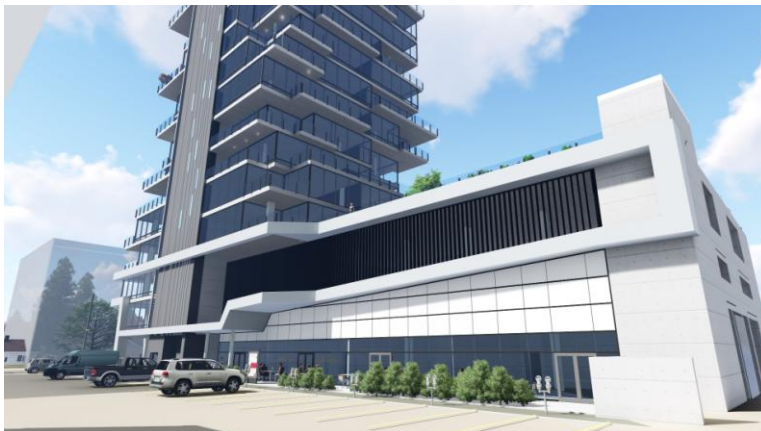
The two existing lots are presently occupied by single detached homes that will be demolished to prepare the land for re-development.



**Site Context** Source: Kelowna City Map

## Overview

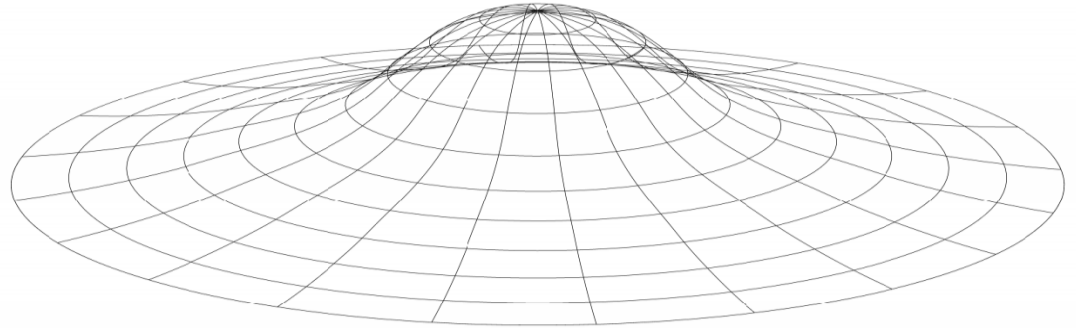
The applicant seeks to rezone the property to C<sub>4</sub>, Urban Centre Commercial, and undertake a Development Permit to facilitate the construction of 34 units of multi-residential within a 15 storey low-rise tower. The Cedar Avenue and Newsom Lane frontages host retail and café uses at grade along with the principal residential entrance. The second level of commercial fronts Cedar Avenue and will offer additional commercial or office uses. Structured parking, waste management, and utility services are accessed from the back lane. Development parking is in accord with Bylaw requirements and is fully enclosed within an above-ground parkade. The site is prone to high watertable conditions and underground parking is unsuitable for this property. In order to achieve the density targets for this site, the owner will need to acquire roughly 7.5m of Newsom Lane from the City of Kelowna and either lease or grant a long term easement over the land to ensure the existing public parking is maintained.



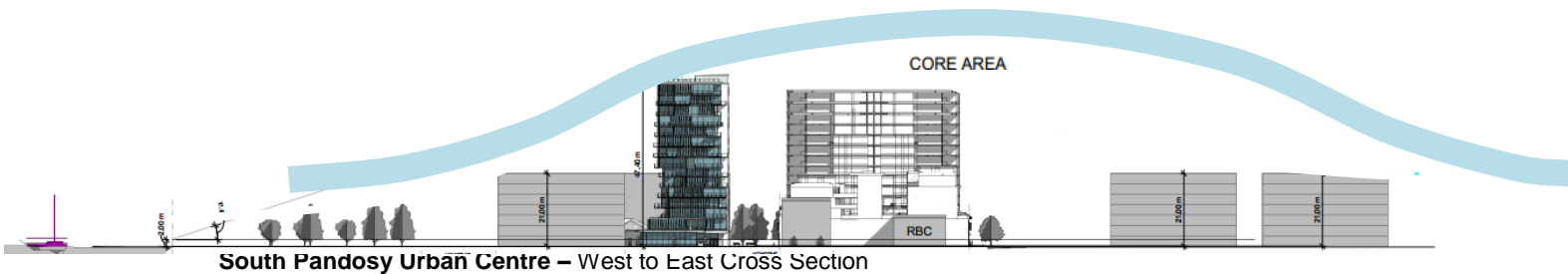
**Newsom Lane:** Café Commercial Fronting Parkade

## Project Massing & Shadow Profile

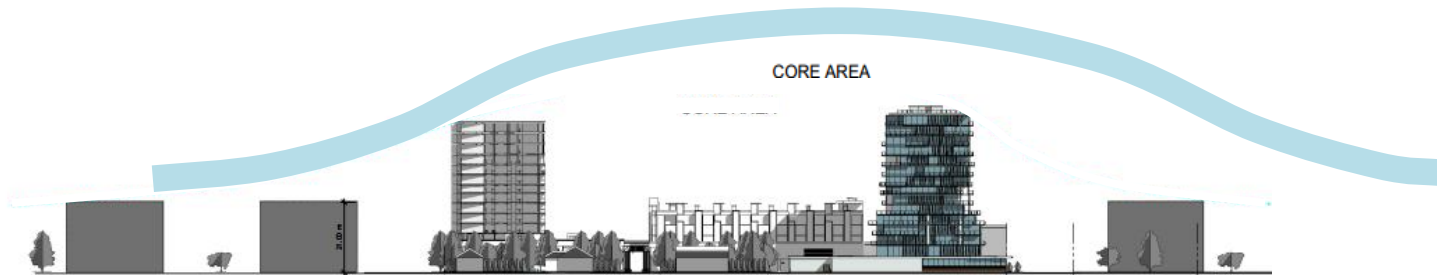
This narrow low-rise tower is less than half the width of the residential tower at nearby Sopa Square, and 6.7m (22') taller in building height. The narrow structure will complement the policy intent for increased density and spatial separation between tall buildings and will help to 'landmark' the core area as the hub of the Pandosy Urban Centre. The massing of the urban centre focuses the larger buildings in the Pandosy Urban Centre to the core area around the intersection of Pandosy/ Cedar / Lakeshore and KLO roads.



Urban Centre – Theoretical Massing Model



South Pandosy Urban Centre – West to East Cross Section



South Pandosy Urban Centre – North to South Cross Section

Clustering the largest massing to the core area establishes a matrix of form and population density at the core area of the South Pandosy Urban Centre.

Slender low rise towers sustain good sky views from grade and shadow fewer neighbouring properties, for a shorter duration, than any of the existing taller structures in the area. The proposed Cedar Avenue project is more than 120m (400') from the Sopa Residential Tower. This open relationship between the larger buildings will sustain a strong skyline from grade level.



Neighborhood shadowing is minimized by the narrow building profile. The following images show the shadows of each solstice and equinox period of the year.



**Winter Solstice** – December 21 – noon



**Summer Solstice** – June 21 - noon



**Autumn Equinox** – September 21 – noon



**Spring Solstice** – March 21 - noon

The public plaza, galleria and the café outdoor seating are located for sunny enjoyment in the morning and early afternoon and offer shaded spaces in the late afternoon and evening. All public spaces are design with public safety and comfort in mind.





## On-Site Parking

Parking is provided in accord with the bylaw requirements and is located within the northern part of the podium. All onsite parking is accessed by a ramp off the north side laneway and is screened from view of the street and neighbouring properties. The required parking of one stall per residential unit and 1.75 stalls per 100m<sup>2</sup> of commercial use results in a bylaw obligation of 51 required stalls. This proposal offers 52 stalls, and will include a co-op or car sharing program for the use of residents.

One loading bay is accessed from the back lane and is sheltered within the podium. Several parking stalls will have electric car charging stations. Bike parking is provided in excess of the Zoning Bylaw requirements and consists of outdoor bike racks for 10 bikes and an indoor locked room for 22 bikes.



Parkade Parking & Loading Access from Back Lane



Non-motorized transit options are very likely for residents within the South Pandosy Urban Centre. Jobs, schools, services, Okanagan College and recreation opportunities are within easy cycling or walking distance. This project is very suitable for non-motorized access with a walkable score of 82 and a transit score of 38.

### Height Variance in Storeys

The project seeks to create a mid rise tower of 15 storeys. The requested height exceeds the C4 bylaw, which limits structures to 7 storeys. The desire to build a slender taller structure is preferred over the alternative of a bulky building of half the proposed height and more than twice its girth. A shorter, plumper building would further obscure the skyline and limit the amount of sunlight penetration to grade. The smaller floorplate of the narrow mid-rise tower proposed allows the setbacks of the upper storeys from each property boundary to sustain a pedestrian scale and increases the amount of sunlight access to grade.

### Height Variance in Metres

The proposed building is higher than the C4 designation of 25m from grade. This building is 53.9m tall.

### Site Coverage

The building covers 63.8% of the site and is well below the maximum bylaw allowance of 75% coverage. The remaining 36.2% of the site, nearly 10,000ft<sup>2</sup>, is used for the plaza, galleria and café seating.



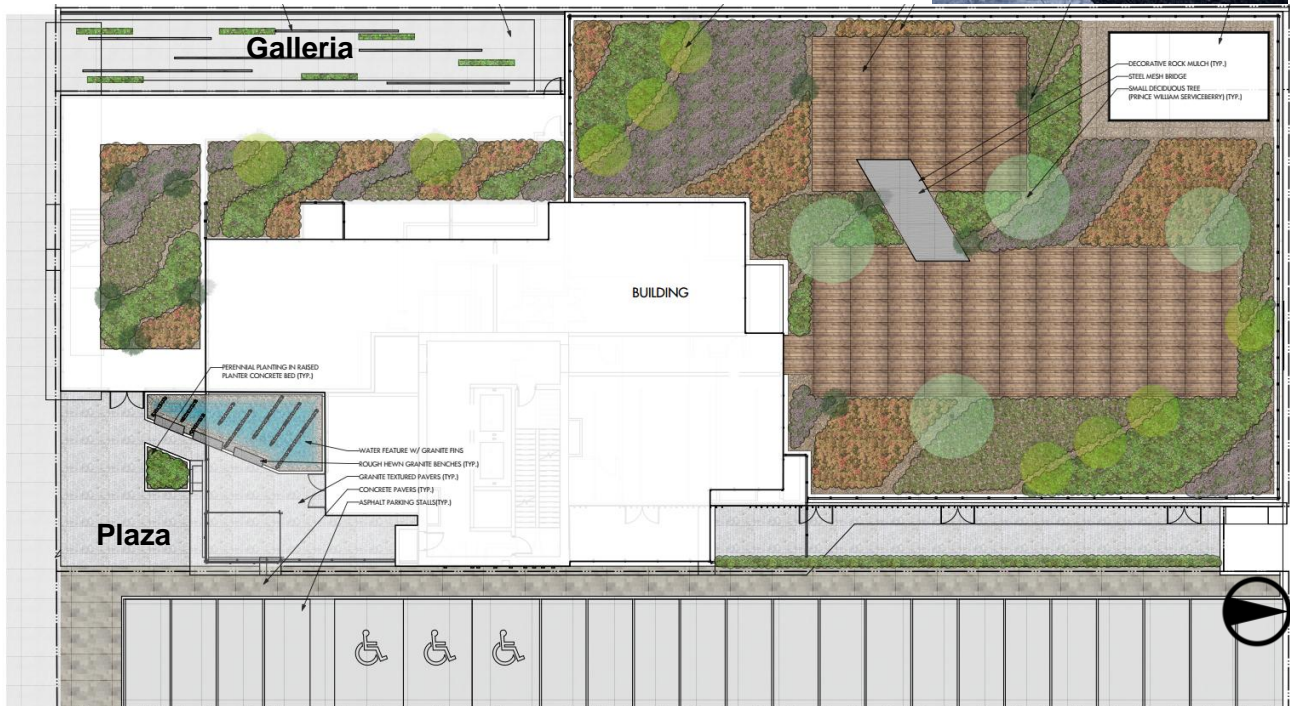
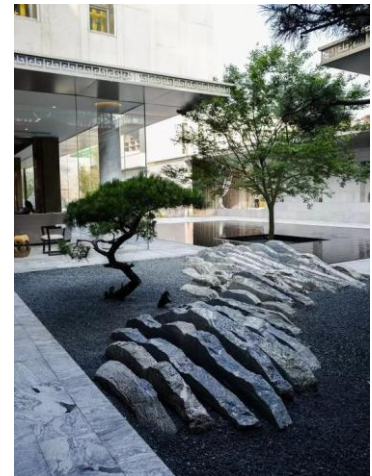


## West Side Yard Variance

The C<sub>4</sub> zone states that the side yard setback shall be the greater of 4.5m or ½ building height where a site abuts RU<sub>1</sub>, as this site does along the West boundary. This setback is simply not feasible and would result in a setback of nearly 27m, larger than any other setback in the City of Kelowna’s Zoning Bylaw. In preliminary discussions with staff, it was communicated that there is also a Zoning/DP application being assembled for the properties immediately West of the site which may result in a multifamily or commercial zone. Based on this information, it can be inferred that the long term side yard against this boundary will be between 0-2.0m. For reference, the building sits at a 0.0m setback for roughly half the site, and 4.5m for the portion adjacent to the Galleria.

## Landscape Treatment

The proposed landscaping is multi-layered. At grade, the south-easterly corner of the property opens to a large public plaza with a rock garden feature. The plaza is linked to the corner of Pandosy and Cedar by enhanced pedestrian walkway that traverses Newsom Lane. The Galleria is an open air public space for artistic presentations and exhibitions. This space is an ‘outdoor room’ with a direct connection to the public walk on Cedar Avenue. Completing the on-grade public space is a large café seating area skirting along Newsom Lane.





## Green Roof and Podium Landscaping

A green roof is located above the second storey over the commercial uses fronting on Cedar Avenue. This space offers outdoor room for residents and a special area for their pets. A second and much larger green roof functions as passive parkland above the third floor of the parkade. This space is especially outstanding with ornamental plantings and more significant trees.

## Summary

The proposed development is consistent with the City's goal for increasing urban centre living and providing a mix of uses hosting vibrant commercial spaces at the lower levels and housing above.

Although this proposal exceeds the forecast height for the area, the slender mid-rise tower form is more pleasing than a larger squat building with greater sky-blocking mass. The undulating deck forms and the extensive attention to shadow play make the overall structure appear delicate and visually interesting. In the evening, strategic architecture lighting enhances the building's orchestration and characterizes the east façade along the elevator alignment.

The applicant is dedicated to the South Pandosy Urban Centre and offers this application as a demonstration of that commitment.



Cedar Avenue Mixed Use/ Mid Rise

# CEDAR AVE. MIXED-USE DEVELOPMENT



## ARCHITECTURAL

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## DRAWING LIST:

A0 COVER SHEET & DRAWING LIST	A21 T14 FLOOR PLAN
A1 CONTEXT PLAN & ZONING ANALYSIS	A22 NORTH & SOUTH ELEVATIONS
A2 SURVEY PLAN	A23 EAST ELEVATION
A3 SITE PLAN	A24 WEST ELEVATION
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A16 T9 FLOOR PLAN	
A17 T10 FLOOR PLAN	
A18 T11 FLOOR PLAN	
A19 T12 FLOOR PLAN	
A20 T13 FLOOR PLAN	

## CIVIL

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## LANDSCAPE

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 206-1889 SPALL ROAD,  
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## DRAWING LIST:

NOT FOR CONSTRUCTION

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Seal

Revision No	Date	Description
1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no.

sheet no.

drawing title

**COVER SHEET & DRAWING LIST**

designer  R.Y.  date

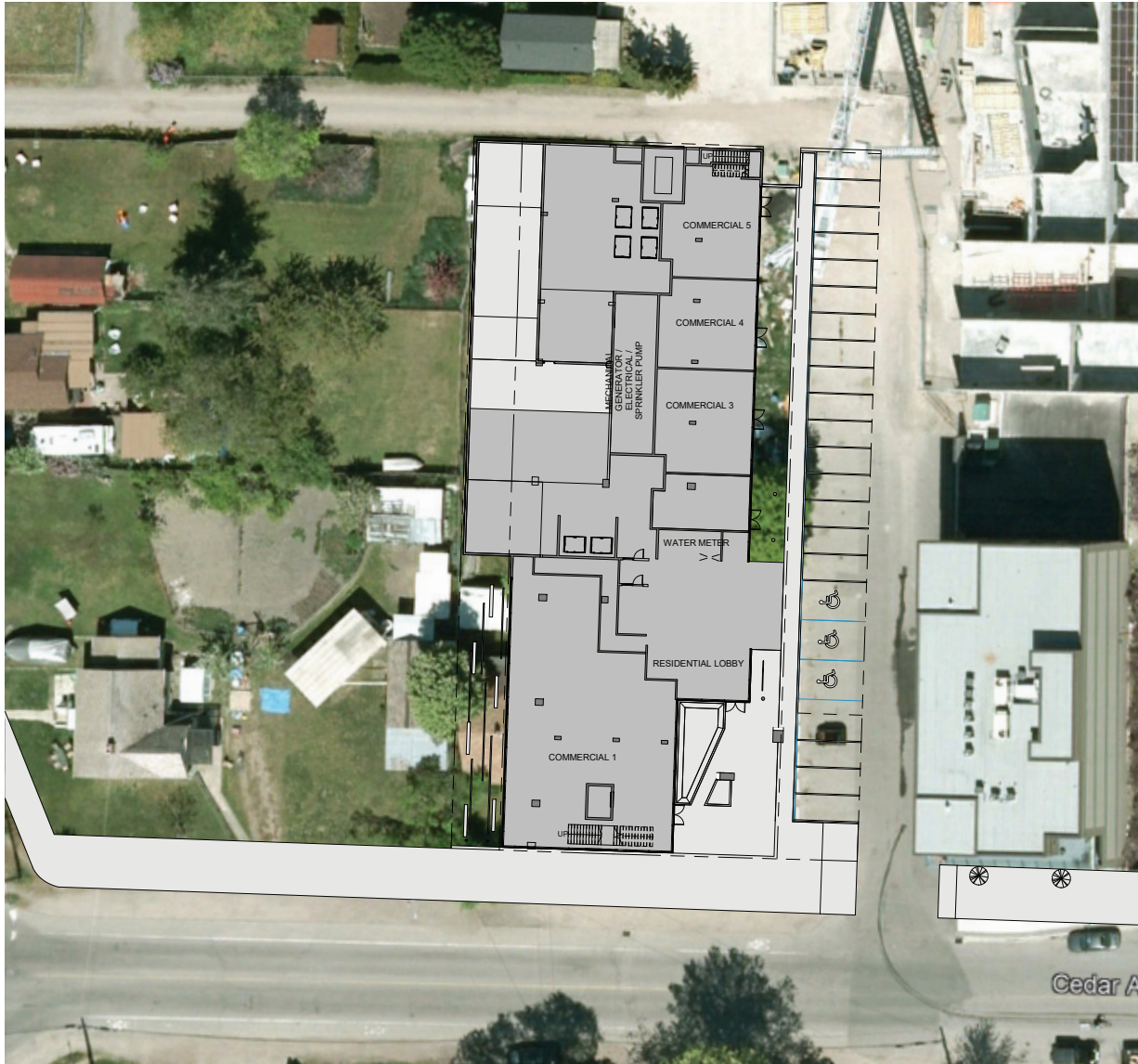
drawn  R.B.

checked  R.Y.

drawing no.

A0

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1 MASTER SITE PLAN  
AS.1 1:200

## ZONING ANALYSIS:

ADDRESS: 414 & 420 CEDAR AVE., KELOWNA B.C.  
 LEGAL DESCRIPTION: LOT 2 BLOCK 2 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 4743  
 LOT 3 BLOCK 2 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 4743

EXISTING	PROPOSED
ZONING: RU1	C4

## C4 ZONING REQUIREMENTS:

ALLOWED	PROPOSED
---------	----------

FAR: 1.3 (2.35 IF ALL ALLOWED BONUSES APPLY)	2.35 (ALL BONUSES APPLY)
SITE AREA: 480m <sup>2</sup>	2507.328m <sup>2</sup>
NET BUILDING AREA: 5892.22m <sup>2</sup> BASED ON 2.35 FAR	COMMERCIAL 968.5m <sup>2</sup> RESIDENTIAL 4900.9m <sup>2</sup> TOTAL 5869.4m <sup>2</sup>
MAX SITE COVERAGE FOR BUILDINGS: 75%	63.8%
BUILDING HEIGHT: 7 STOREYS OR 25m	BUILDING HEIGHT: 15 STOREYS OR 53.9m
SETBACKS: FRONT: 0.0m	0.0m
SIDE - EAST: 0.0m SIDE - WEST: 26.95m	SIDE - EAST: 0.0m SIDE - WEST: 0.0m
REAR: 0.0m	0.0m
PRIVATE OPEN SPACE: REQUIRED: 495m <sup>2</sup>	BALCONIES/ PATIOS: 1949.6m <sup>2</sup> OPEN PRIVATE SPACE AT GROUND LEVEL: 0.0m <sup>2</sup> TOTAL PROVIDED: 1949.6m <sup>2</sup>
PARKING AND LOADING: 1 STALL PER UNIT 1.75 STALL / 100m <sup>2</sup> TOTAL:	PROVIDED: 52 STALLS
BICYCLE STORAGE: RESIDENTIAL 34 x 0.5 (Class I) = 17.0 34 x 0.1 (Class II) = 3.4 TOTAL = 21.0	COMMERCIAL 968.5m <sup>2</sup> / 100m <sup>2</sup> x 0.2 = 2 968.5m <sup>2</sup> / 100m <sup>2</sup> x 0.8 = 8 TOTAL = 10

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project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**  
project no. 4034

drawing title  
**CONTEXT PLAN & ZONING ANALYSIS**

prepared	R.V.	scale	1:200
drawn	R.V.	1:200	
checked	R.V.		
drawing no.			

A1





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**NOTE:**  
 SITE SURVEY BASED ON INFORMATION PROVIDED BY:  
 FINAL LAYOUT, GRADE ELEVATIONS AND FINAL MAIN FLOOR ELEVATION TO BE DETERMINED BY SURVEYOR & CIVIL ENGINEER IN CONSULTATION WITH CONTRACTOR & OWNER.  
 ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH CIVIL SITE PLAN.  
 ARCHITECTURAL SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN.

Revision

No	Date	Description
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1 SURVEY PLAN  
 1:200

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project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**SURVEY PLAN**

Prepared	Checked	Drawn	Scale
R.Y.	As Indicated	R.Y./R.B.	
Checked	R.Y.		
Drawing no.			

**A2**

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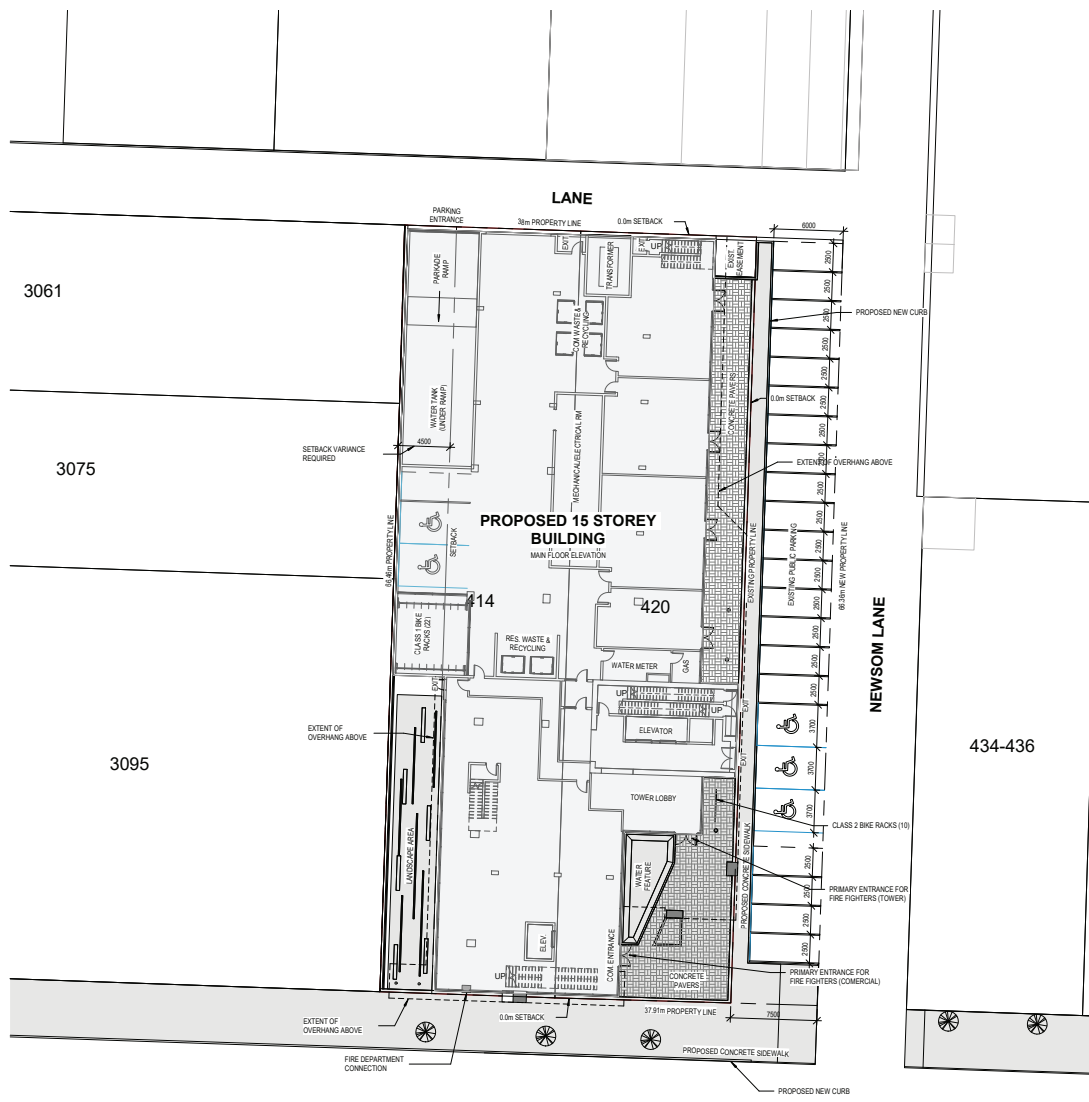


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1 BUILDING - SITE PLAN  
1:200

CEDAR AVE.

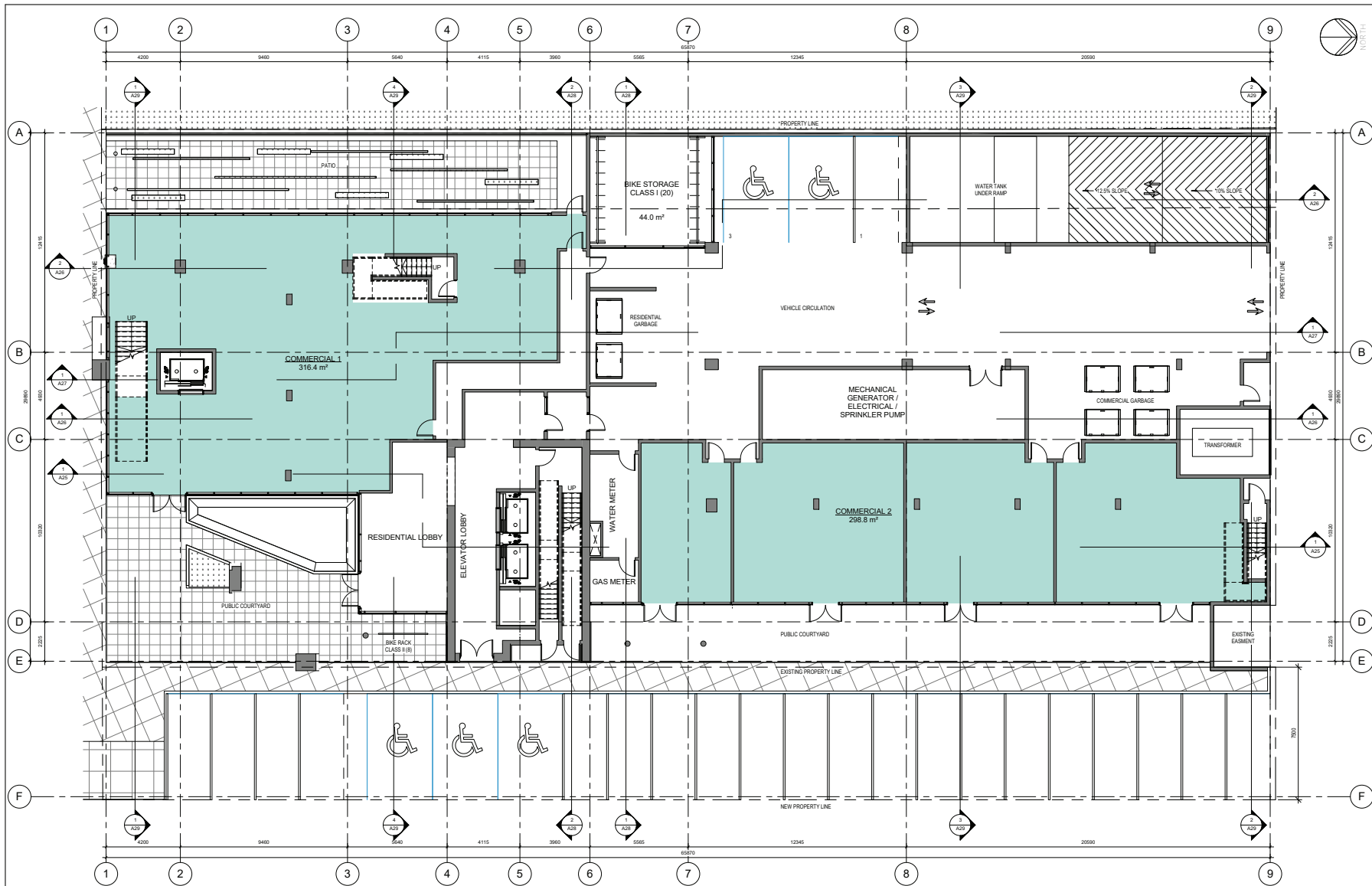
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project no. **4034**

drawing title  
**SITE PLAN**

Prepared	Checked	Scale
R.Y.		1:200
Drawn		R.Y./R.B.
Checked		R.Y.
Drawing no.		

**A3**



1 GROUND LEVEL  
1:100

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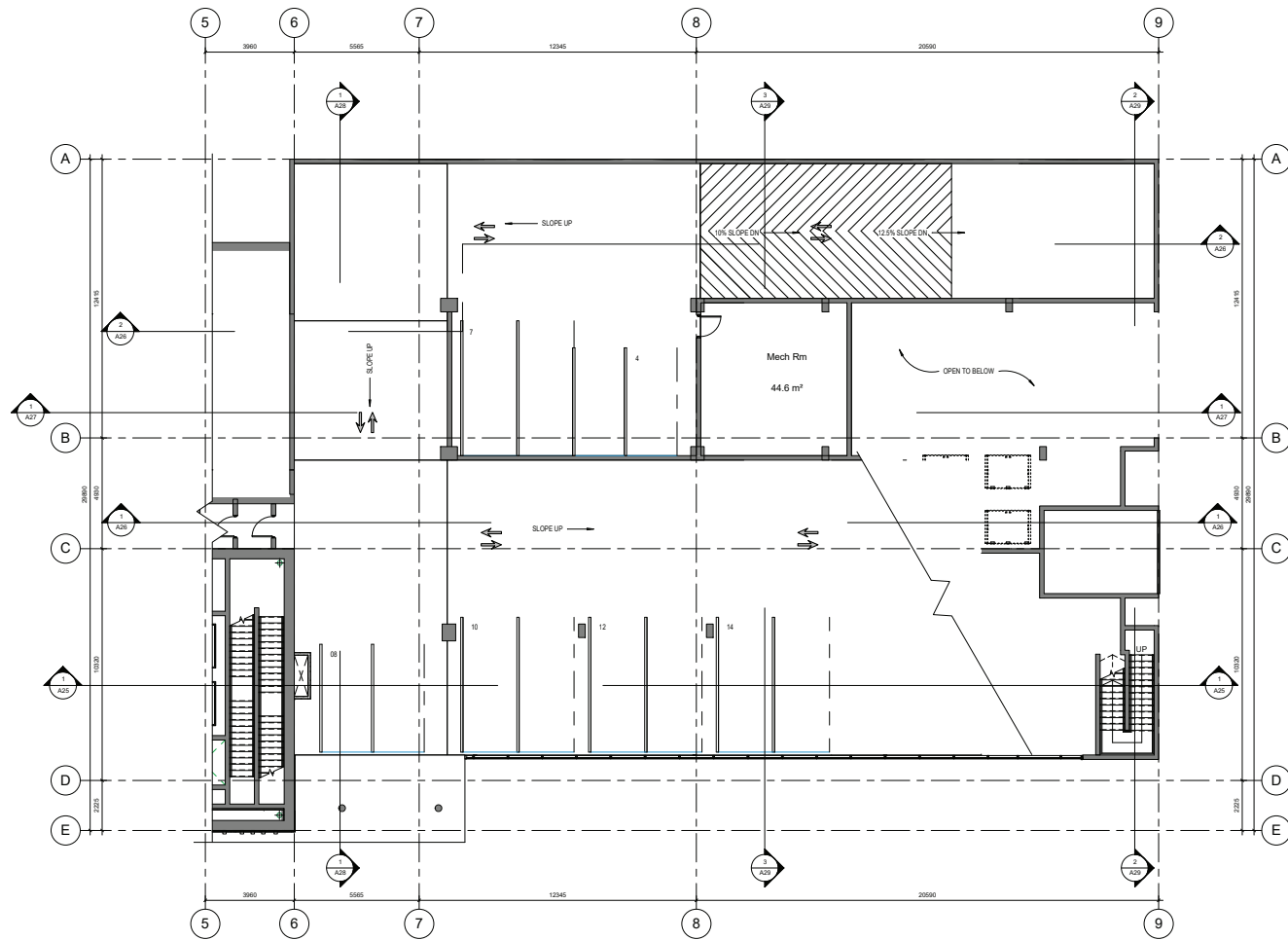
**GROUND LEVEL PLAN**

Prepared	By	Scale
	R.Y.	1:100

**A4**

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1 T1 - Park-Low  
1:100

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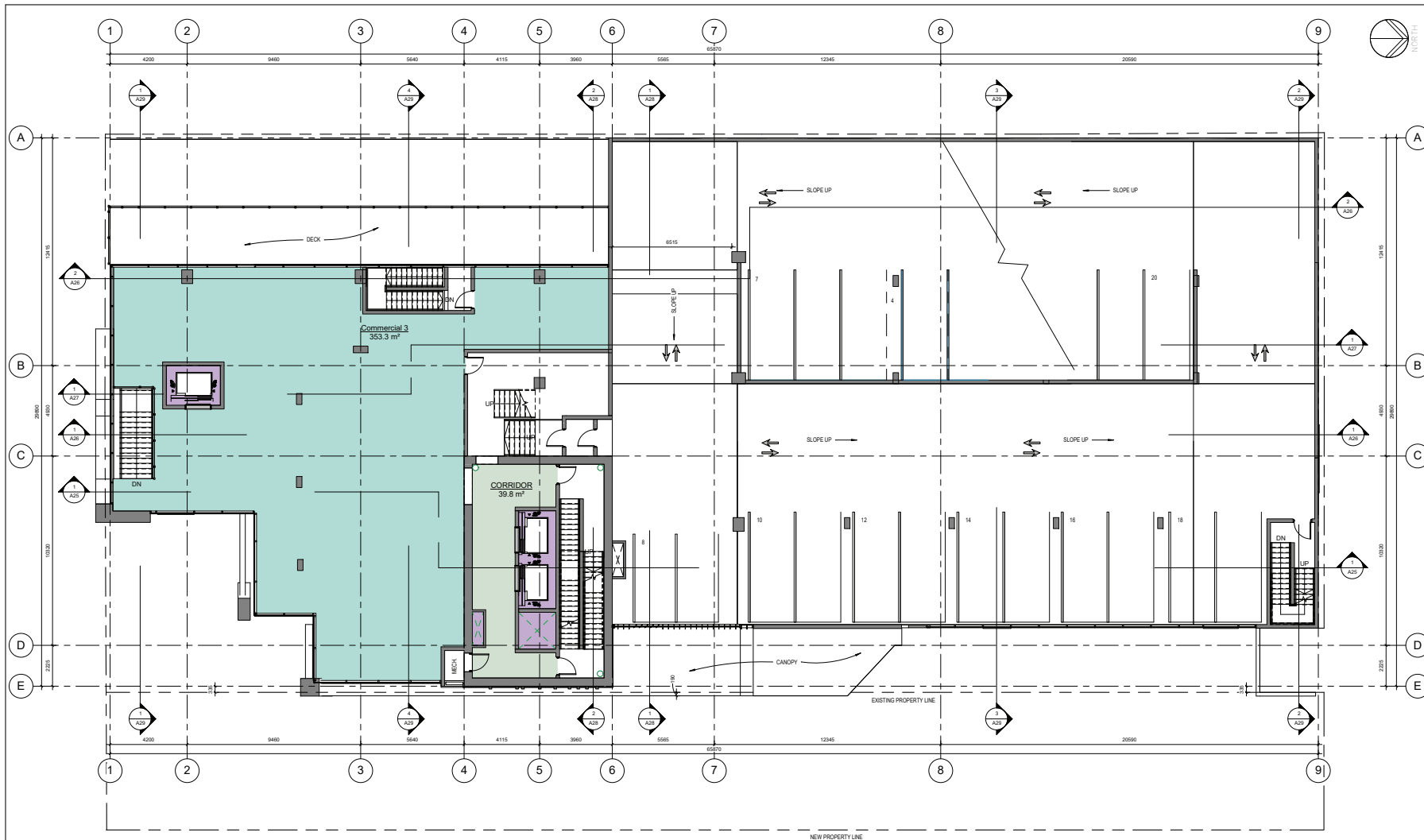
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project no. **4034**

drawing title  
**T1 - PARKADE LOWER LEVEL**

designed R.Y. mark 1:100  
 drawn R.Y./R.B.  
 checked R.Y.  
 drawing no.

**A5**



1 T1  
1:100

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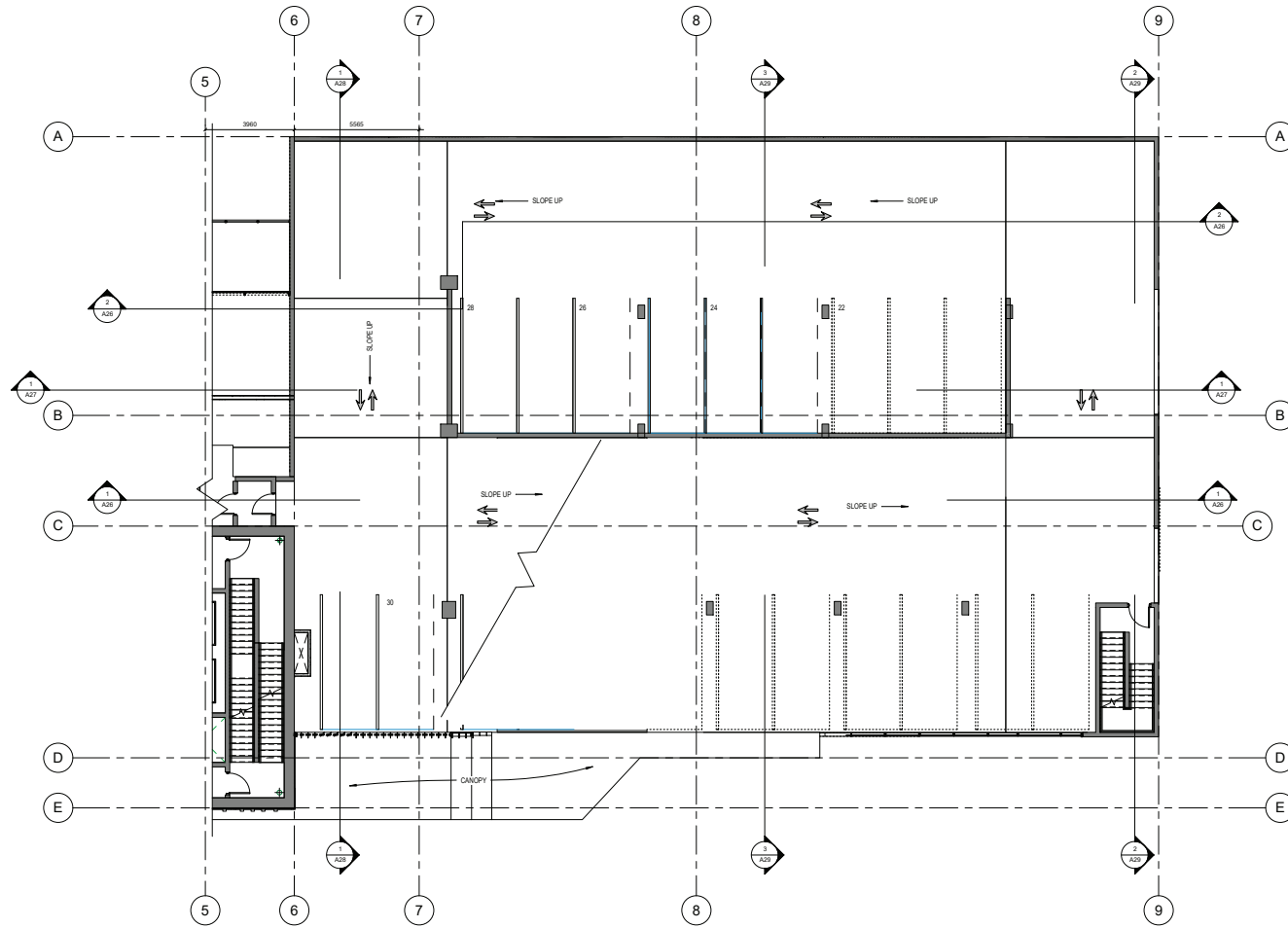
project no. **4034**

drawing title  
**T1 FLOOR PLAN**

designed	R.Y.	scale	1:100
drawn	R.Y.	check	R.Y./R.B.
checked	R.Y.	date	
drawing no.			

**A6**

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1 T1 - Park High  
1:100

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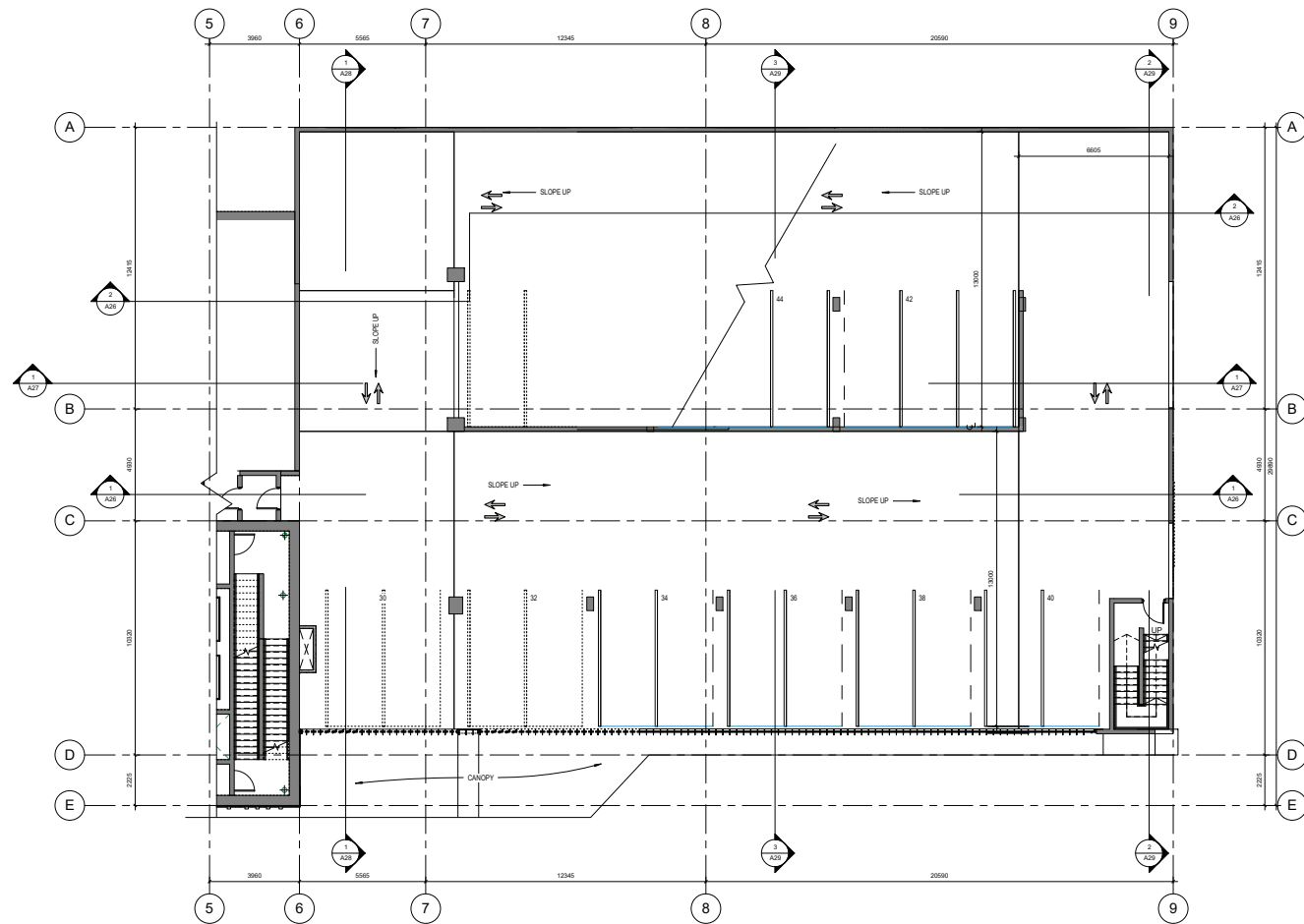
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drawing title  
**T1 - PARKADE UPPER LEVEL**

designed R.Y. mark 1:100  
drawn R.Y. R.B.  
checked R.Y.  
drawing no.

**A7**





1 T2 - Park Low  
1:100

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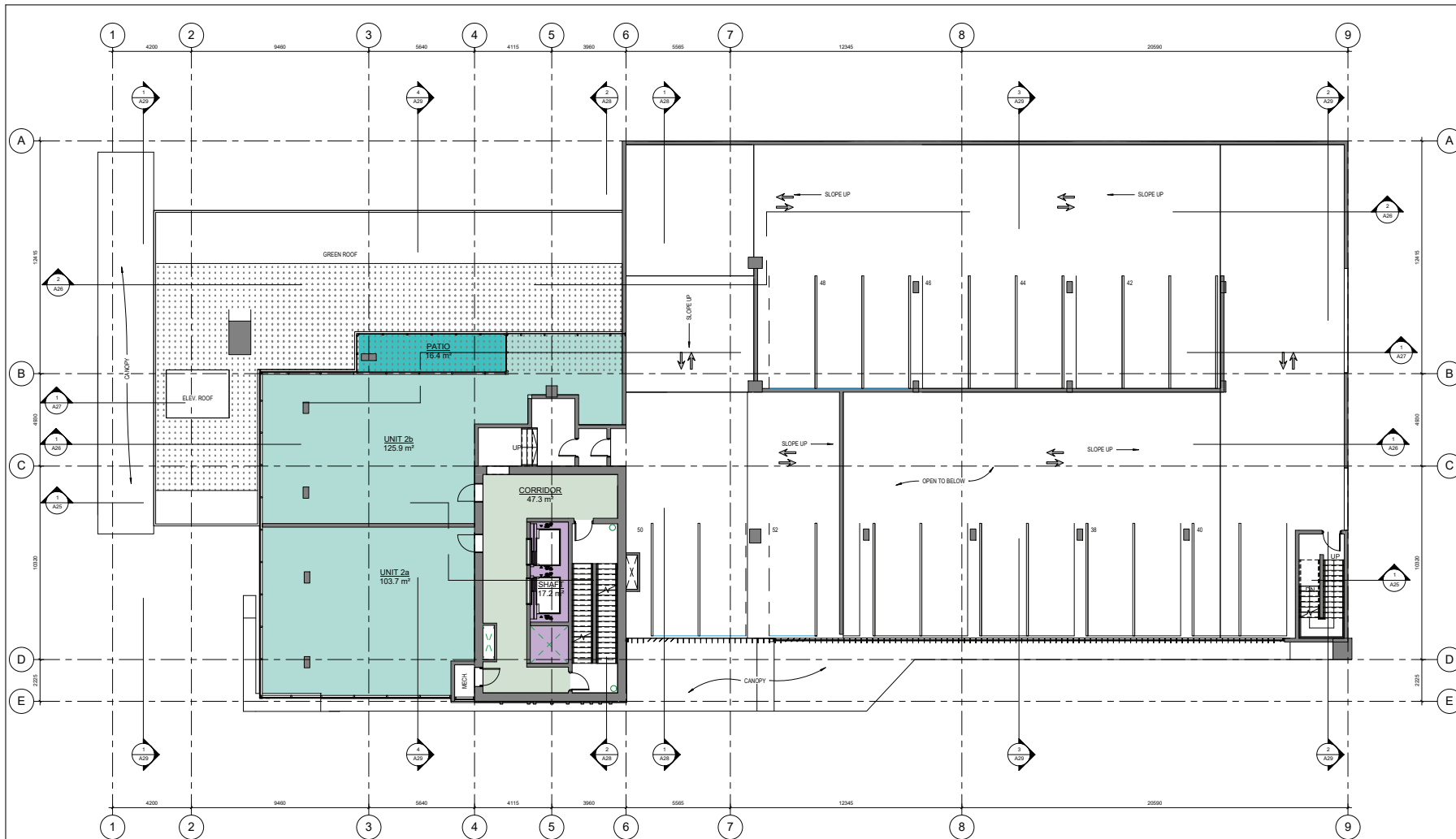
project no. **4034**

drawing title  
**T2 - PARKADE LOWER LEVEL**

designed R.Y. mark 1:100  
drawn R.Y. R.S.B.  
checked R.Y.  
drawing no.

**A8**

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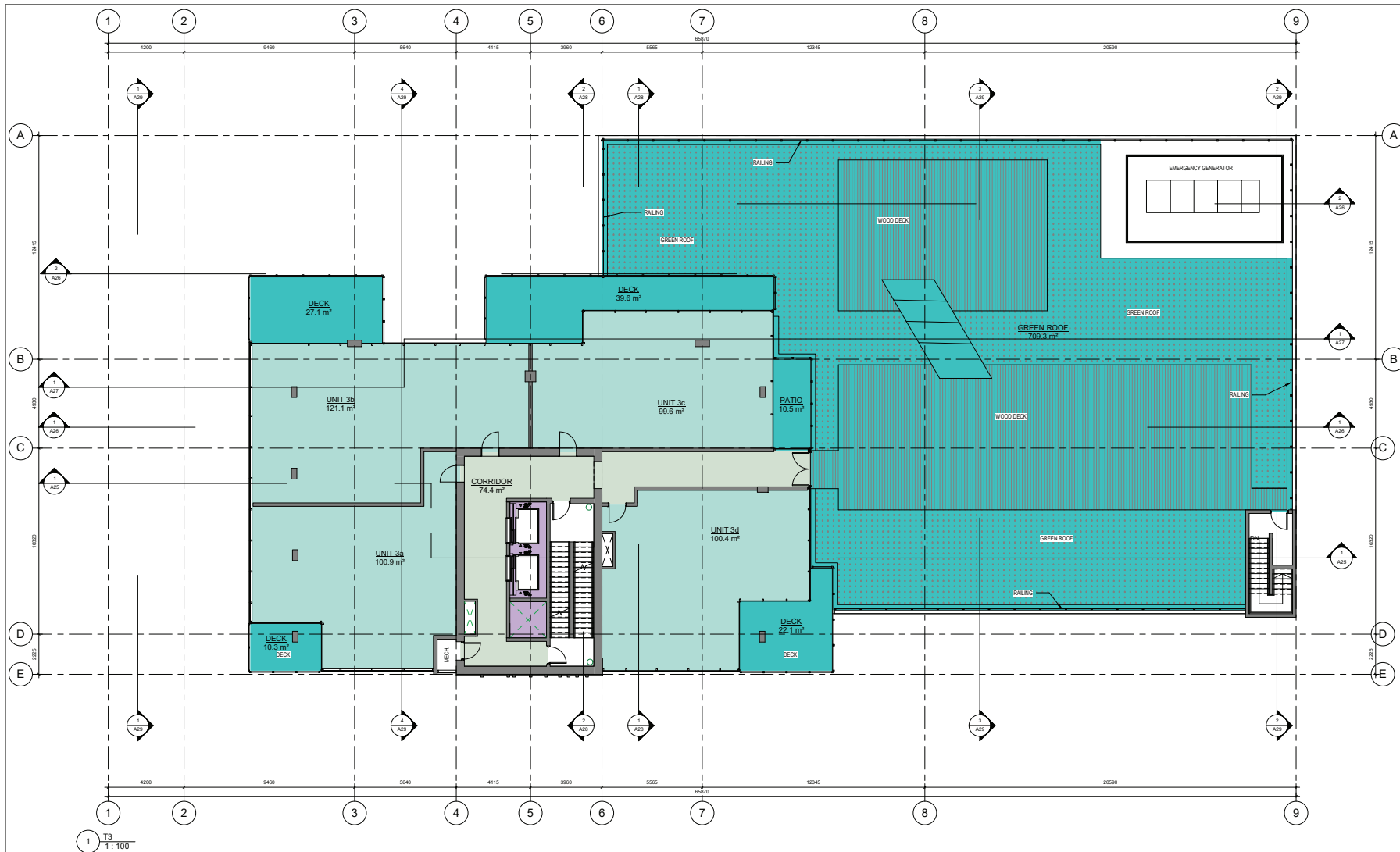
sheet  
**T2 - FLOOR PLAN**

designed R.Y. mark 1: 100  
 drawn R.Y./R.B.  
 checked R.Y.  
 drawing no.

**A9**

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1 T2  
 1: 100



1 T3  
1:100

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Revision		
No	Date	Description
1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

sheet

drawing title  
**T3 - FLOOR PLAN**

designed R.Y. mark 1:100

drawn R.Y./R.B.

checked R.Y.

drawing no.

**A10**

printed JAN. 25, 2018 2/8/2018 9:46:27 AM





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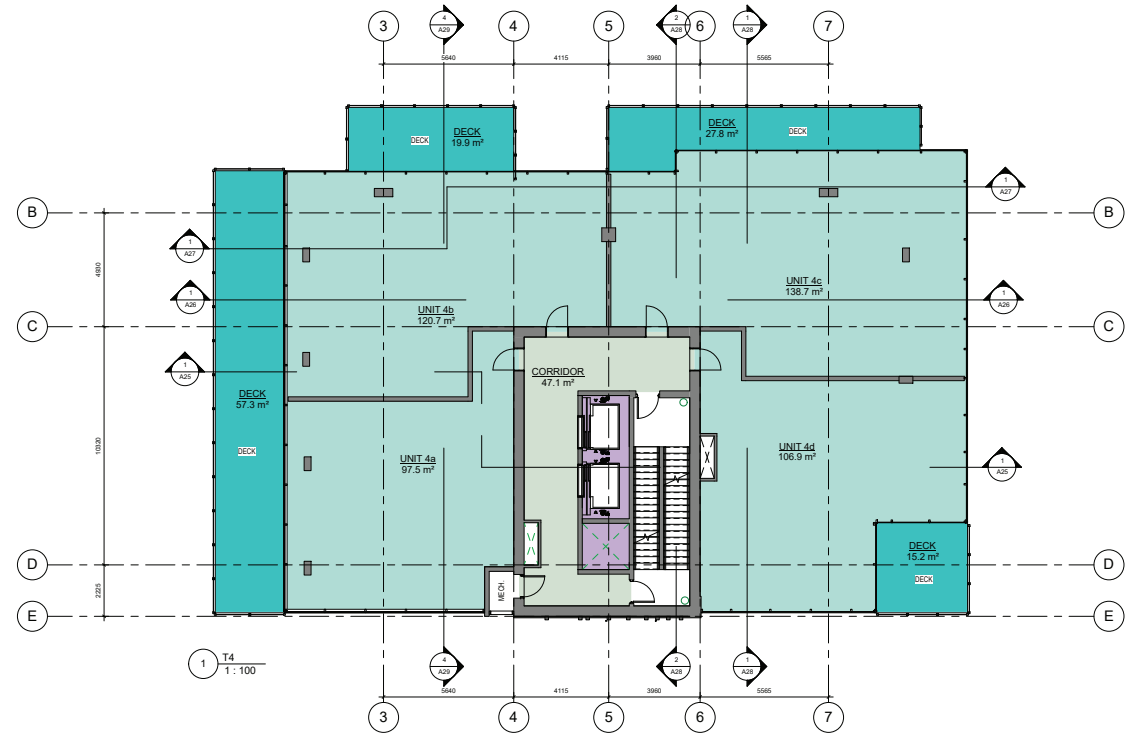
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No	Date	Description
1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

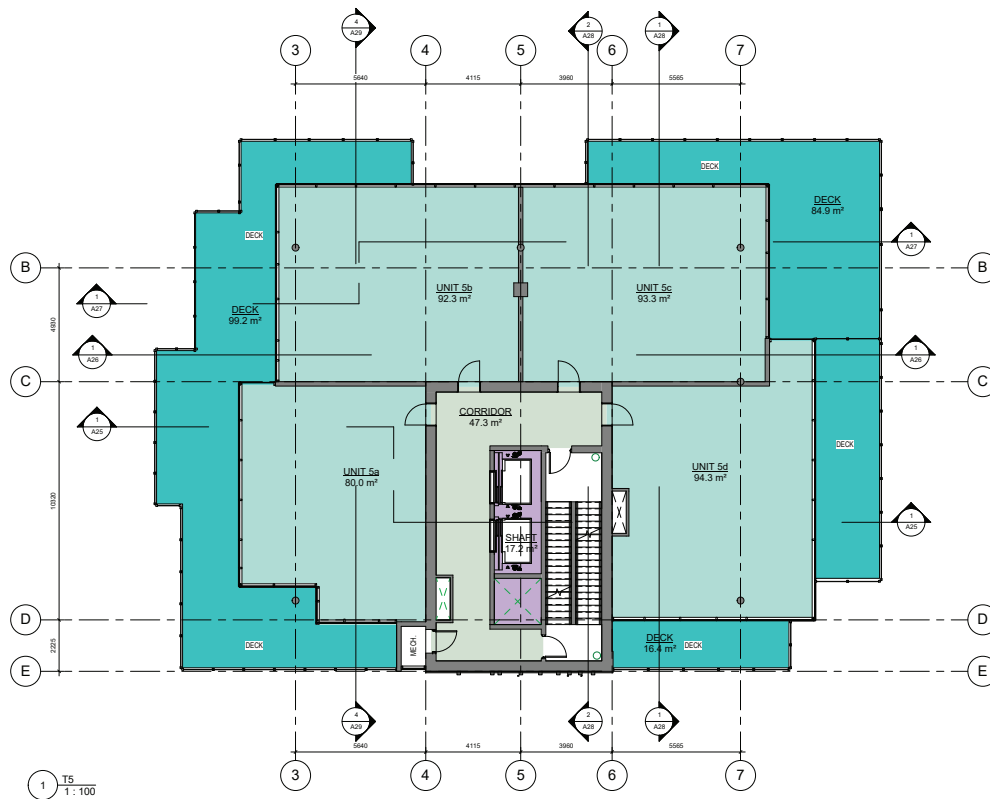
project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**T4 FLOOR PLAN**

designed	R.Y.	scale	1:100
drawn	R.Y./R.B.		
checked	R.Y.		
drawing no.			

**A11**



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project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**T5 FLOOR PLAN**

designed	R.Y.	scale	1:100
drawn	R.Y./R.B.		
checked			
drawing no.	R.Y.		

**A12**

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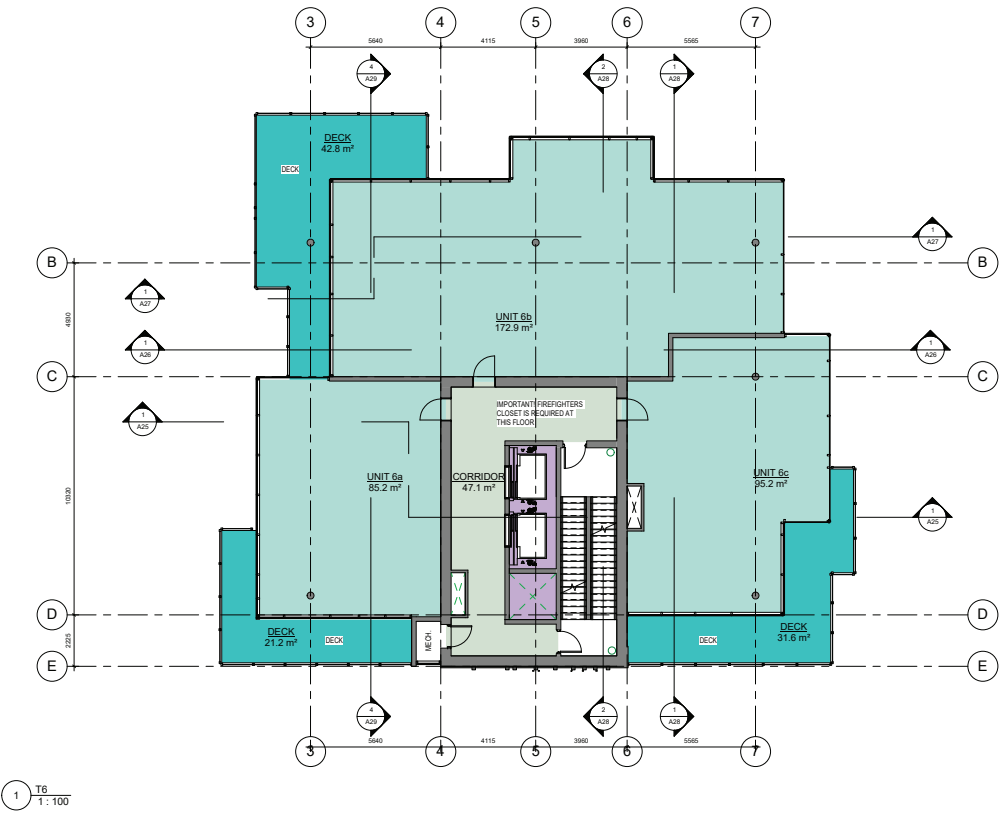


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1 T6  
 1 : 100

project title  
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project address  
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project no. **4034**

drawing title  
**T6 FLOOR PLAN**

designed	R.Y.	scale	1 : 100
drawn	R.Y.	checked	R.Y./R.B.
checked	R.Y.	drawing no.	

**A13**



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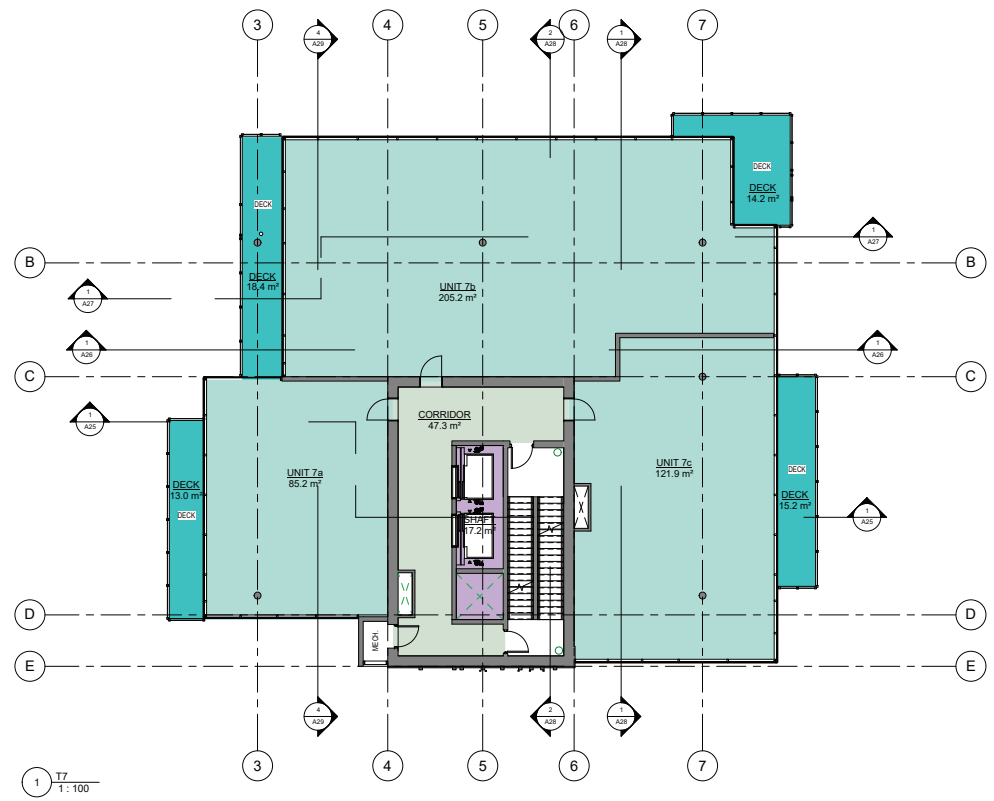
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project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
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project no. **4034**

drawing title  
**T7 FLOOR PLAN**

Prepared	By	Scale
	R.Y.	1:100

**A14**

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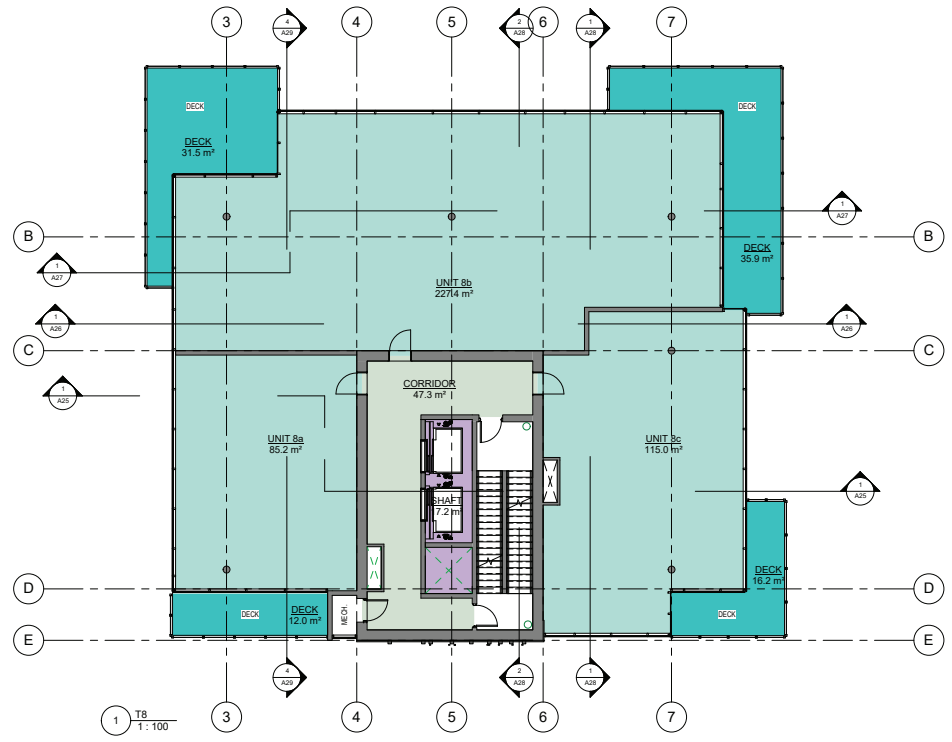
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project address  
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project no. **4034**

drawing title  
**T8 FLOOR PLAN**

designed R.Y. mark 1:100  
 drawn R.Y./B.B.  
 checked R.Y.  
 drawing no.

**A15**

printed JAN. 25, 2018 2:28:2018 9:48:34 AM

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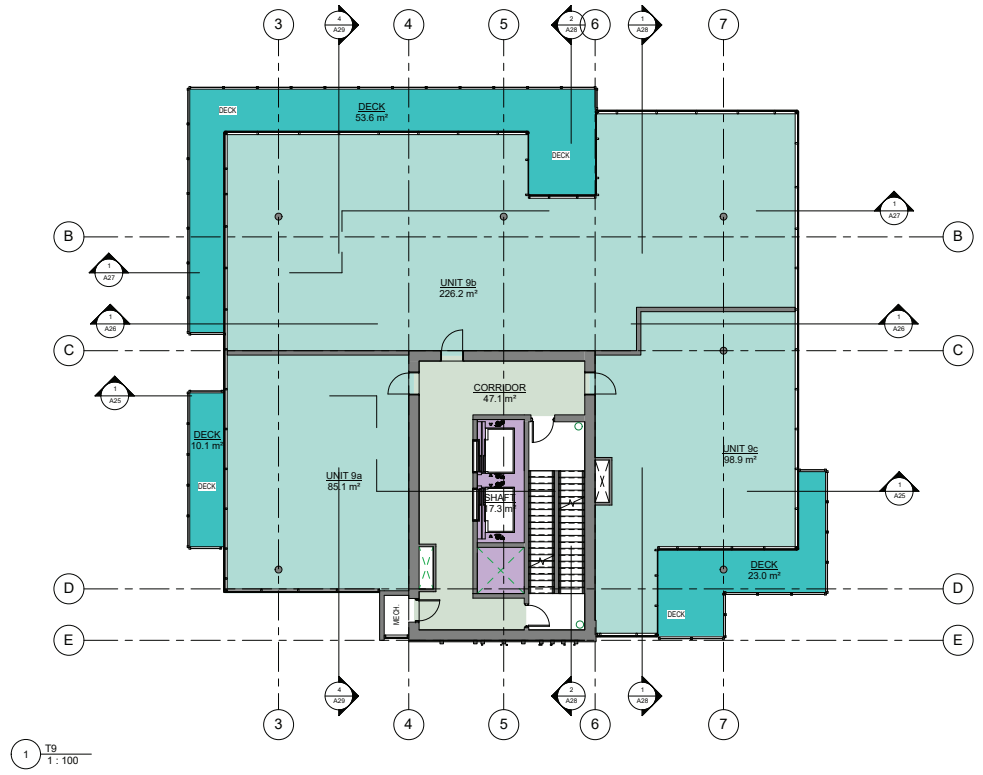
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1 T9  
 1:100

Revision

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1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**T9 FLOOR PLAN**

Prepared	Checked	Scale
R.Y.	R.Y.	1:100
Drawn	Checked	R.Y./R.B.
		R.Y.

**A16**

printed: JAN. 25, 2018 2:28:2018 9:48:35 AM

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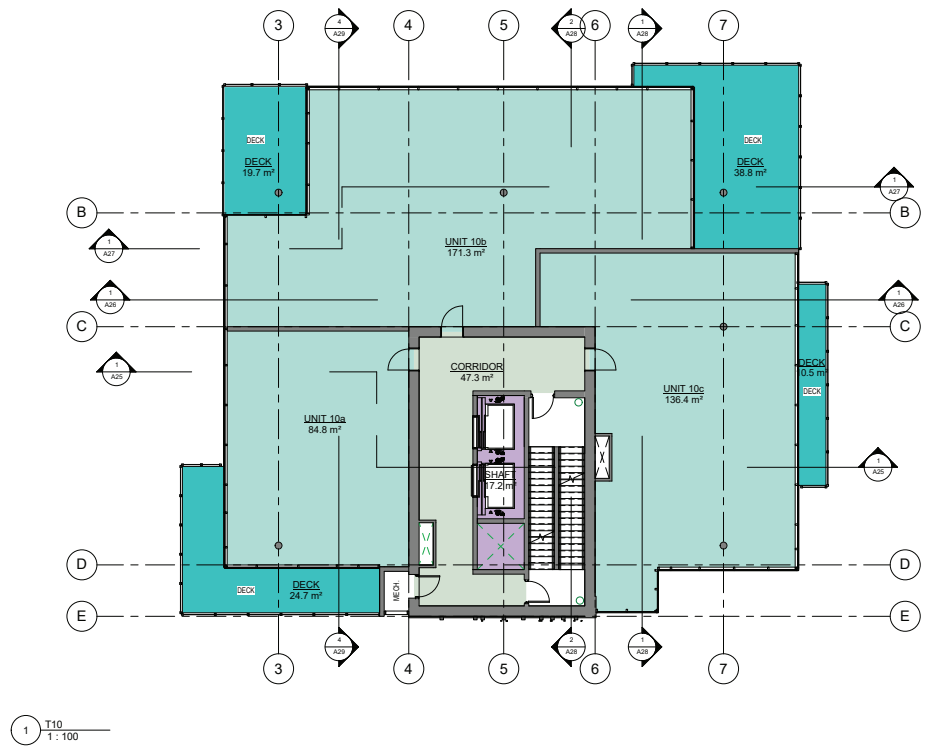
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project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**T10 FLOOR PLAN**

designed R.Y. mark 1: 100  
 drawn R.Y./R.B.  
 checked R.Y.  
 drawing no.

**A17**

printed JAN. 25, 2018 2:05:2018 9:40:36 AM



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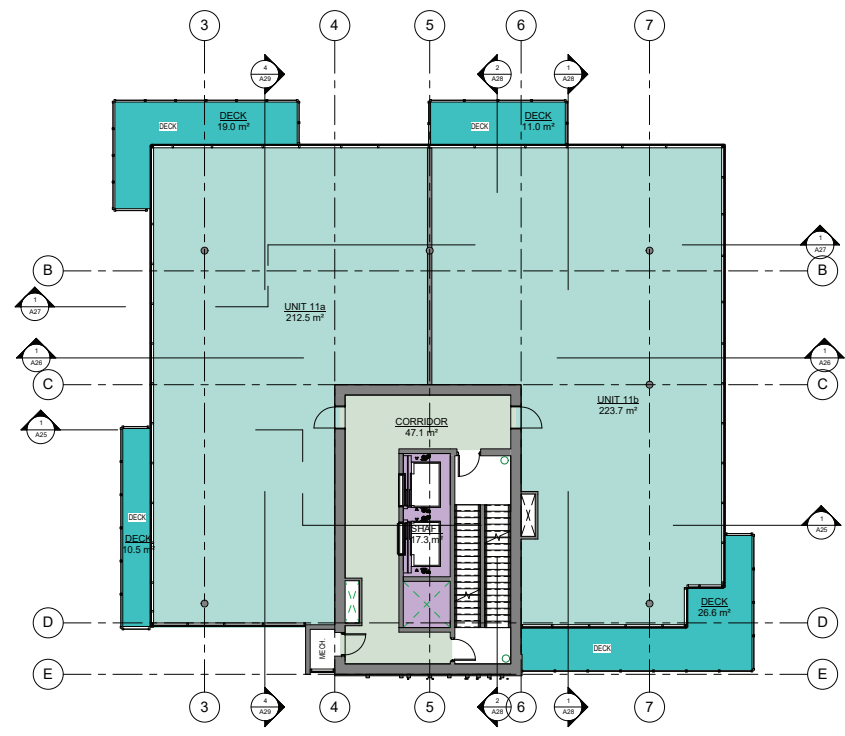
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1 T11  
1:100

Revision

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1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**T11 FLOOR PLAN**

designed	R.Y.	scale	1:100
drawn	R.V./R.B.		
checked	R.Y.		
drawing no.			

**A18**

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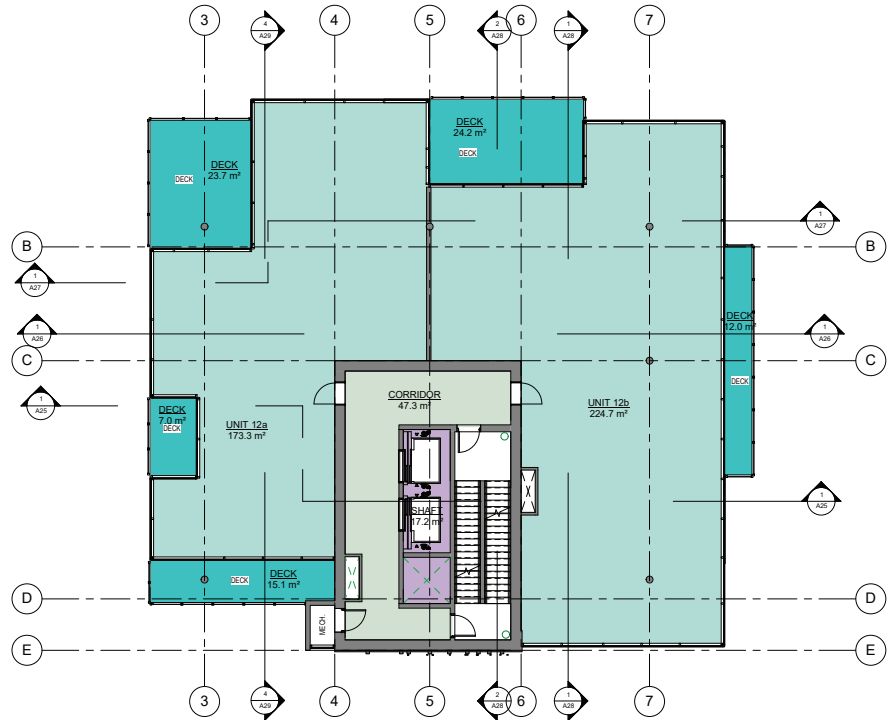
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1 T12  
 1:100

Revision

No	Date	Description
1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**T12 FLOOR PLAN**

designed R.Y. mark 1:100  
 drawn R.Y./R.B.  
 checked R.Y.  
 drawing no.

**A19**

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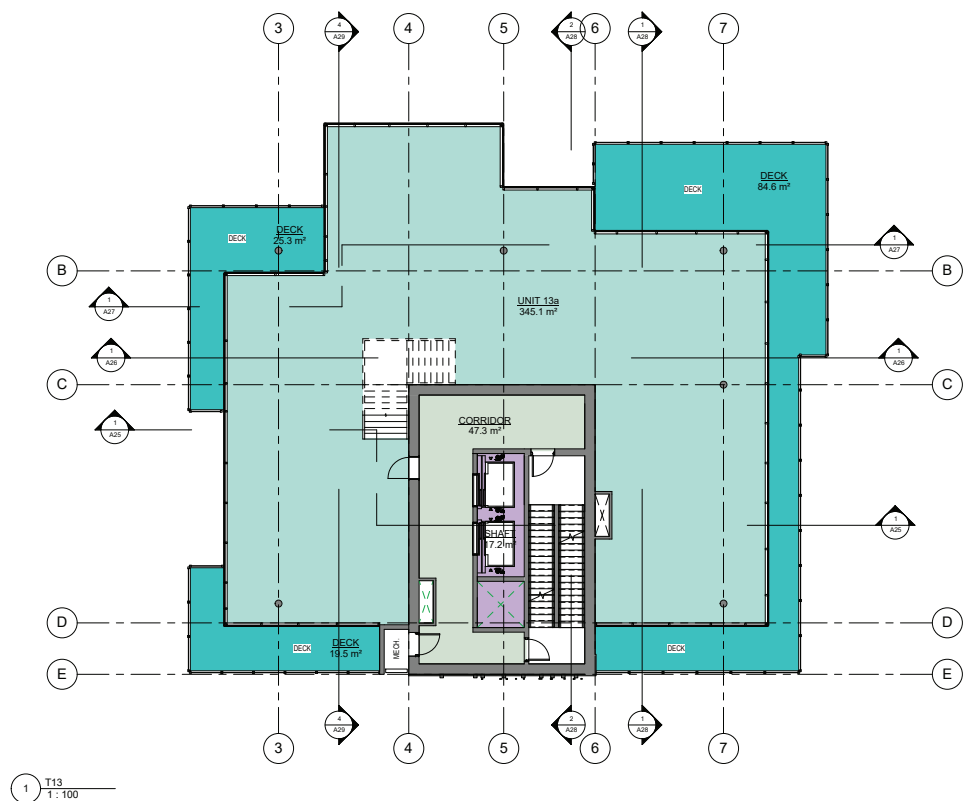
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project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**T13 FLOOR PLAN**

designed R.Y. mark 1:100  
 drawn R.Y./B.B.  
 checked R.Y.  
 drawing no.

**A20**

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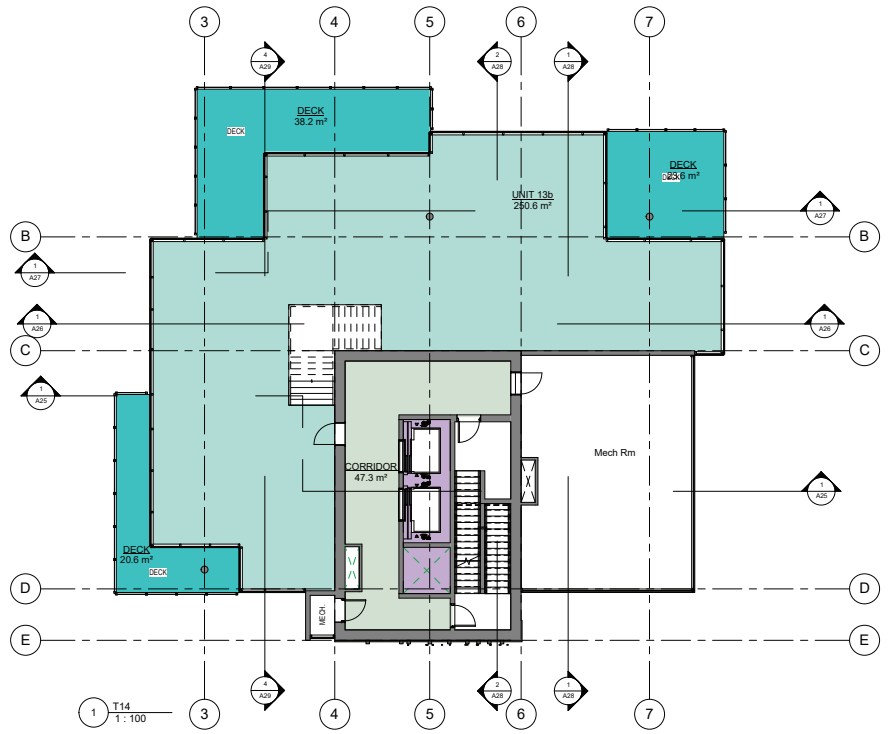


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project title  
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project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

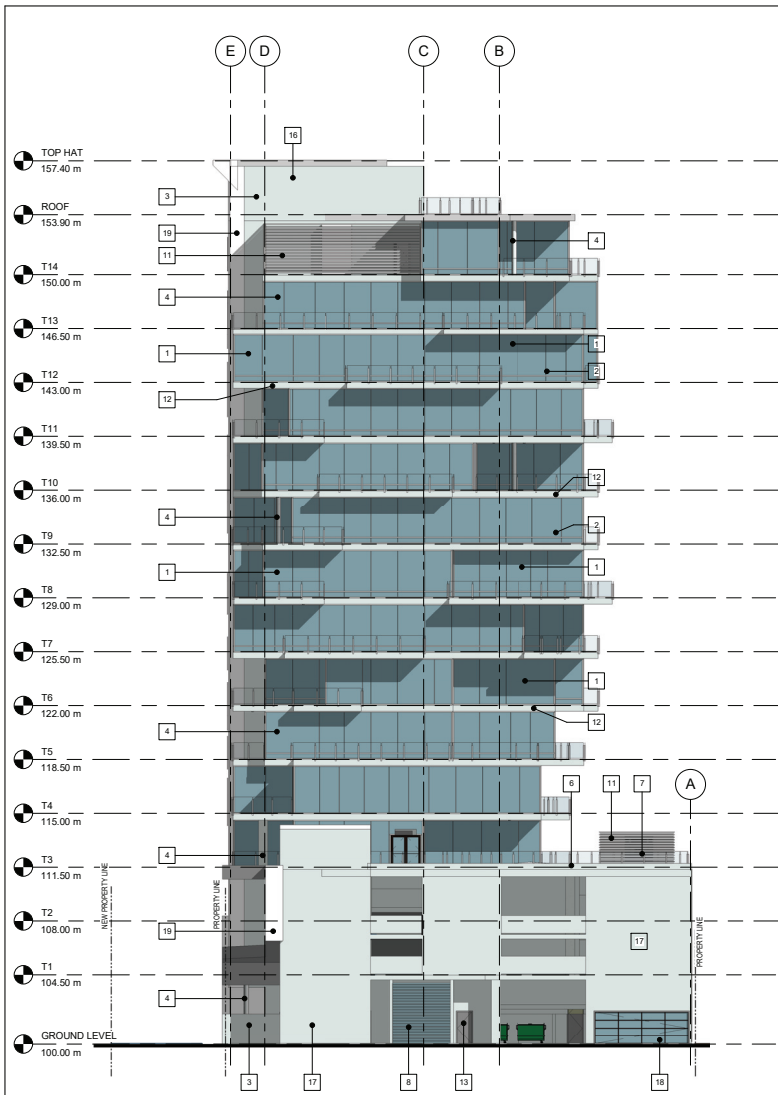
project no. **4034**

drawing title  
**T14 FLOOR PLAN**

designed R.Y. mark 1:100  
 drawn R.Y./R.B.  
 checked R.Y.  
 drawing no.

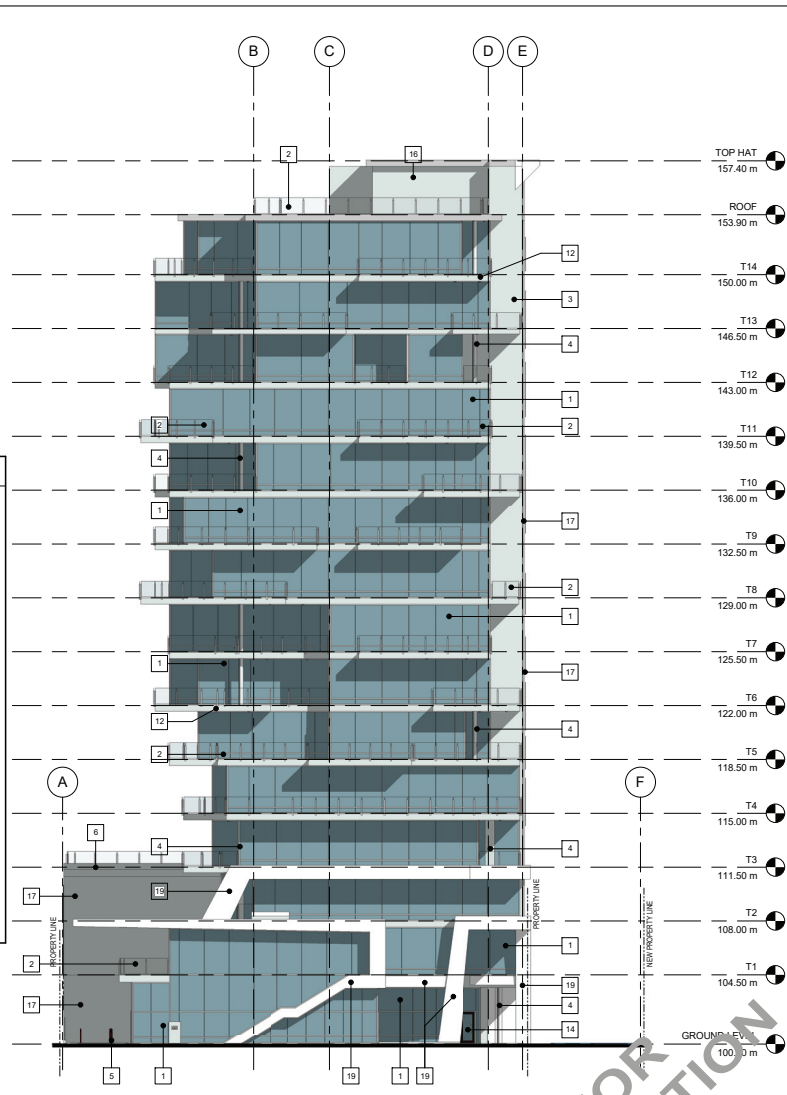
**A21**





1 NORTH ELEVATION  
1:150

MATERIAL KEYNOTE LEGEND	
1.	CURTAIN WALL - DOUBLE GLAZED TINTED
2.	GLAZED RAIL SYSTEM
3.	CIP CONCRETE WALL
4.	STRUCTURAL COLUMN
5.	BOLLARD
6.	GREEN ROOF
7.	MECHANICAL UNIT
8.	SECURITY FENCE
9.	PRIVACY SCREEN
10.	SUN SHADE
11.	METAL SCREEN (MECHANICAL)
12.	CIP CONCRETE DECK
13.	METAL DOOR
14.	GLASS DOOR
15.	ROOF (FRONT ENTRANCE) - GREEN ROOF
16.	ROOF (TOWER) - GREEN ROOF
17.	CONCRETE WALL ARTISTIC REVEALS
18.	GARAGE DOOR
19.	ALUMINUM CLADDING (ALUCABOND)



2 SOUTH ELEVATION  
1:150

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project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**

project no. **4034**

drawing title  
**NORTH & SOUTH ELEVATIONS**

designed by: R.Y. / R.Y. / R.Y. / As Indicated

drawn by: R.Y. / R.Y. / R.Y. / R.Y. / R.Y.

checked by: R.Y.

drawing no. **A22**

printed: JAN. 25, 2018 2:05:20 PM 9:47:05 AM

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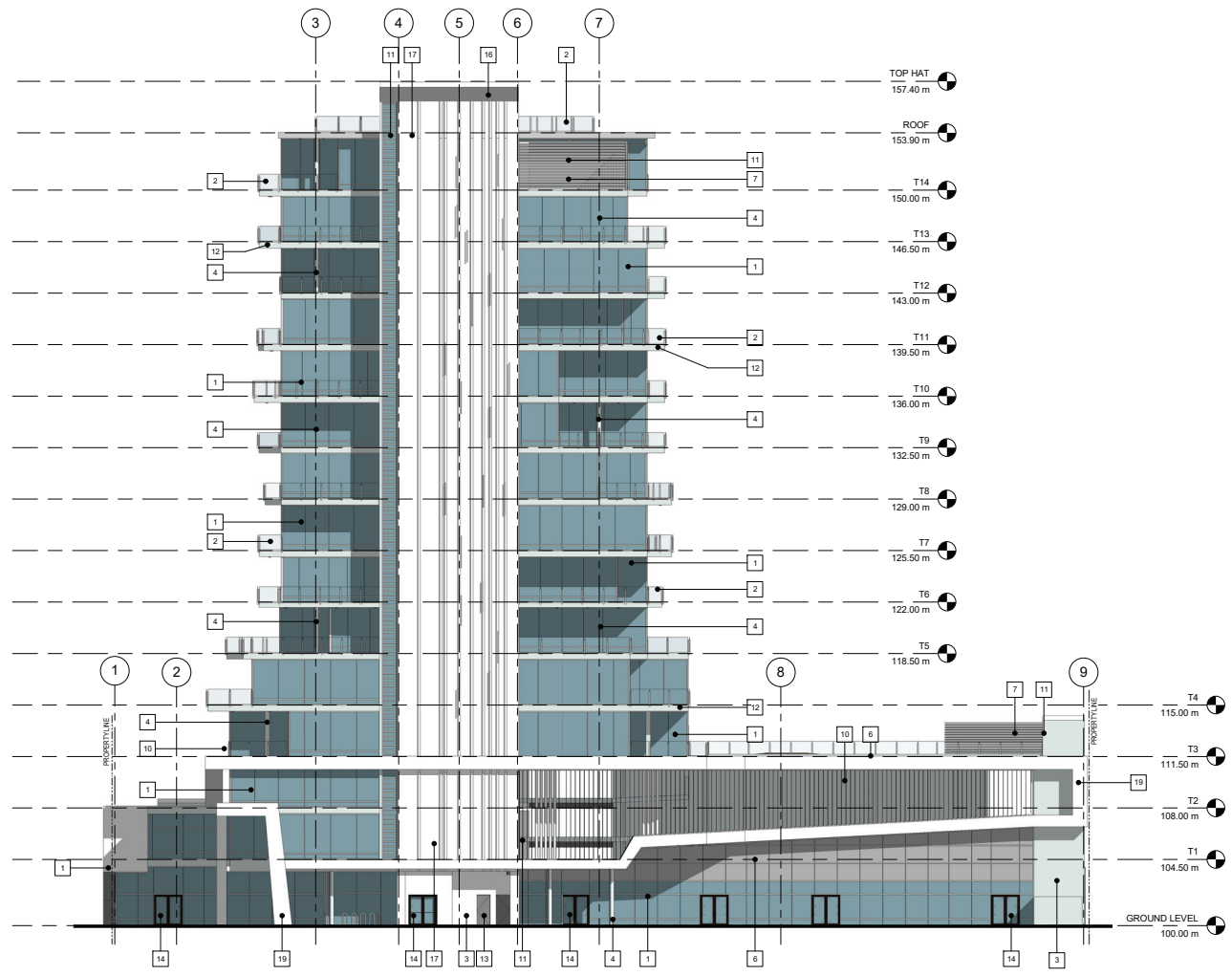
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No	Date	Description
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MATERIAL KEYNOTE LEGEND	
1.	CURTAIN WALL - DOUBLE GLAZED TINTED
2.	GLAZED RAIL SYSTEM
3.	CIP CONCRETE WALL
4.	STRUCTURAL COLUMN
5.	BOLLARD
6.	GREEN ROOF
7.	MECHANICAL UNIT
8.	SECURITY FENCE
9.	PRIVACY SCREEN
10.	SUN SHADE
11.	METAL SCREEN (MECHANICAL)
12.	CIP CONCRETE DECK
13.	METAL DOOR
14.	GLASS DOOR
15.	ROOF (FRONT ENTRANCE) - GREEN ROOF
16.	ROOF (TOWER) - GREEN ROOF
17.	CONCRETE WALL ARTISTIC REVEALS
18.	GARAGE DOOR
19.	ALUMINUM CLADDING (ALUCABOND)



1 EAST ELEVATION  
1:150

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**  
project no. 4034

drawing title  
**EAST ELEVATION**

Prepared	Drawn	Checked	Scale
R.Y.	As Indicated	R.Y./R.B.	R.Y.

**A23**

printed JAN. 25, 2018 2:25:2018 9:47:18 AM

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project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**  
project no. **4034**

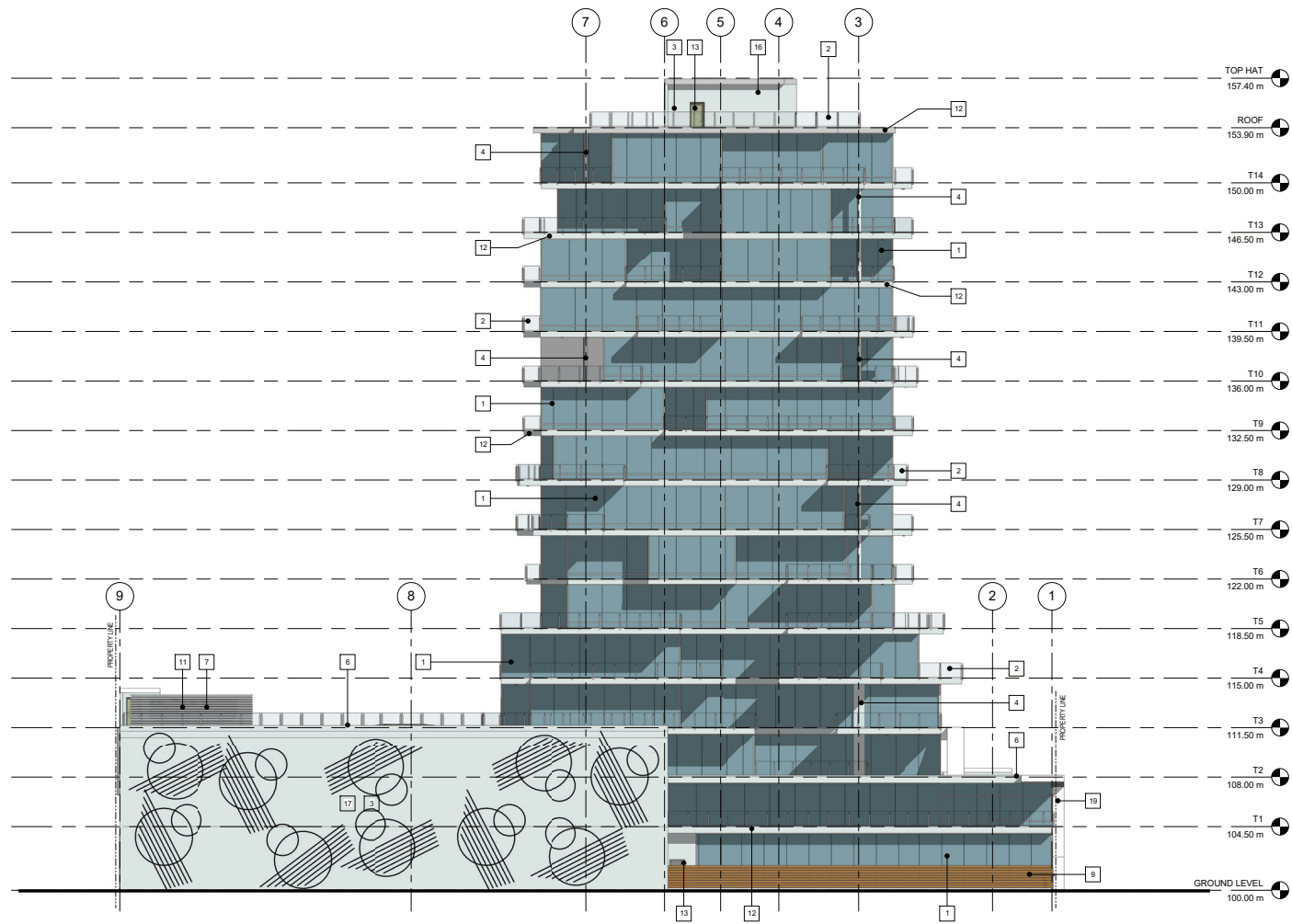
drawing title  
**WEST ELEVATION**

Prepared	By	Checked	By
	R.Y.		As Indicated
			R.Y./S.B.
			R.Y.

**A24**

printed JAN. 25, 2018 2:05:2018 9:47:33 AM

- MATERIAL KEYNOTE LEGEND**
- CURTAIN WALL - DOUBLE GLAZED TINTED
  - GLAZED RAIL SYSTEM
  - CIP CONCRETE WALL
  - STRUCTURAL COLUMN
  - BOLLARD
  - GREEN ROOF
  - MECHANICAL UNIT
  - SECURITY FENCE
  - PRIVACY SCREEN
  - SUN SHADE
  - METAL SCREEN (MECHANICAL)
  - CIP CONCRETE DECK
  - METAL DOOR
  - GLASS DOOR
  - ROOF (FRONT ENTRANCE) - GREEN ROOF
  - ROOF (TOWER) - GREEN ROOF
  - CONCRETE WALL ARTISTIC REVEALS
  - GARAGE DOOR
  - ALUMINUM CLADDING (ALUCABOND)



1 WEST ELEVATION  
1:150

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**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**  
 project no. **4034**

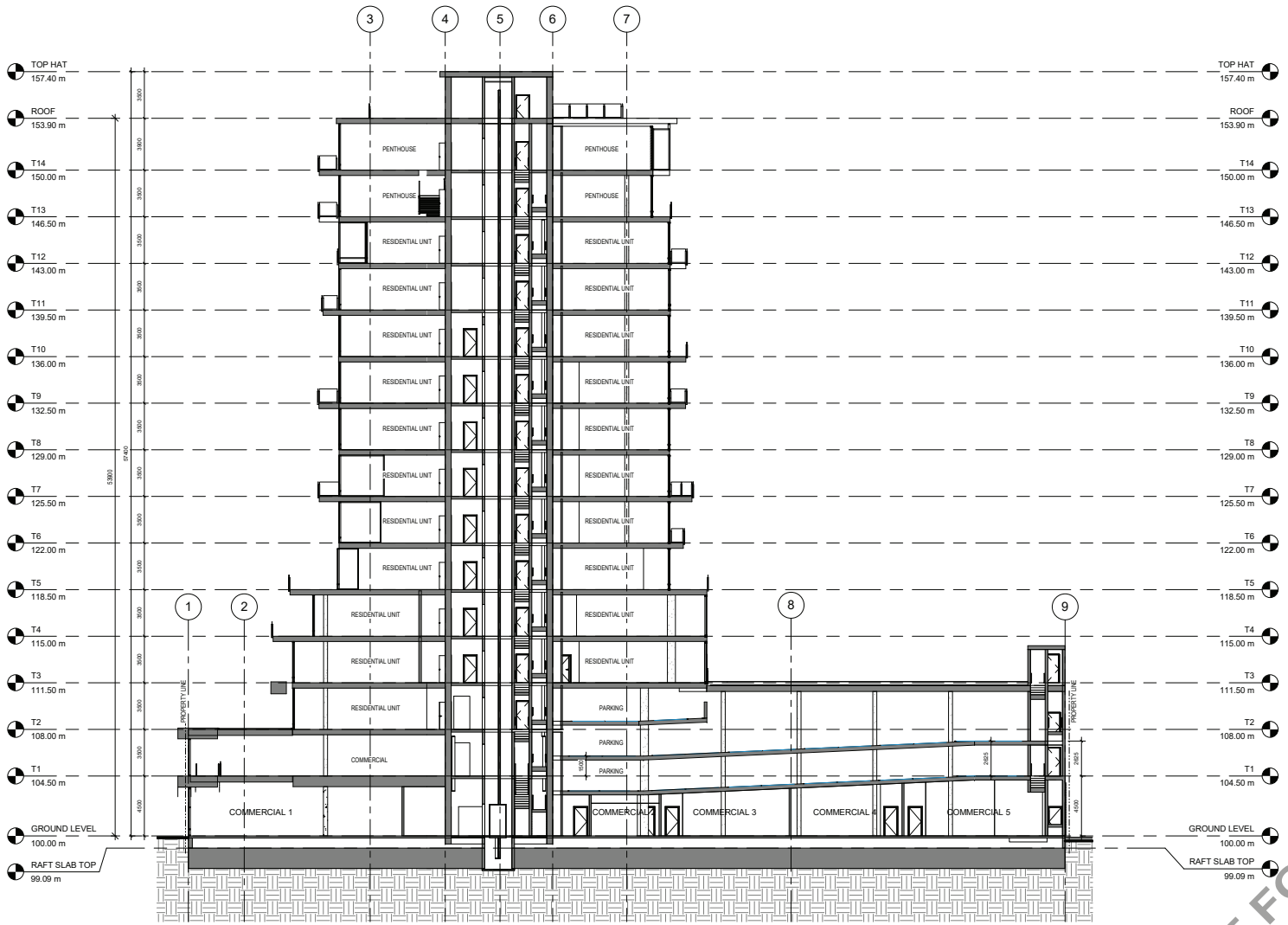
drawing title  
**BUILDING SECTION**

designed R.Y. mark As indicated  
 drawn R.Y. R.S.  
 checked R.Y.  
 drawing no.

**A25**

printed JAN. 25, 2018 2/5/2018 9:47:36 AM

NOT FOR CONSTRUCTION



1 Section 1  
 1:150

**FIRE SEPARATION**  
 - - - - - 1HR FRR

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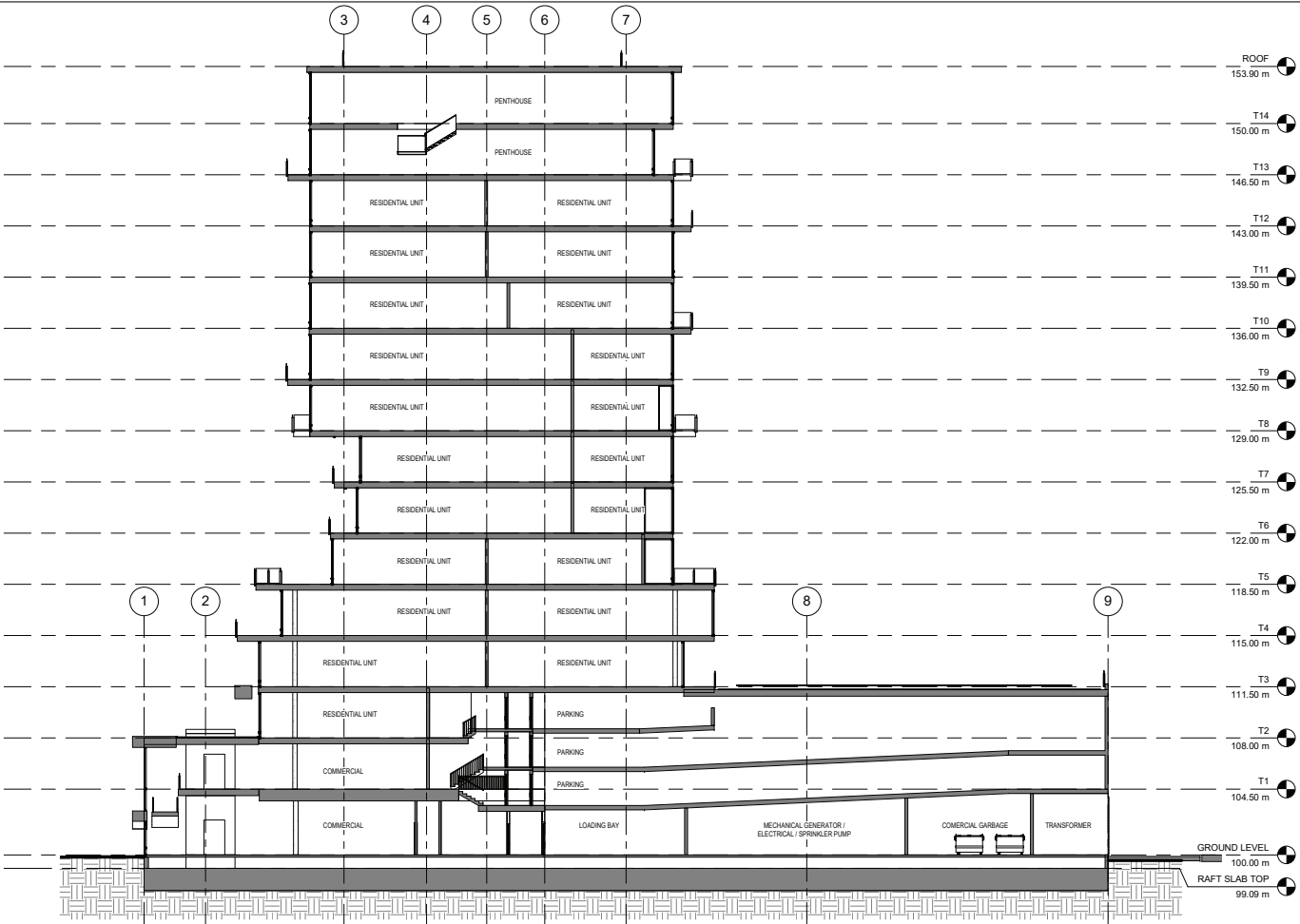
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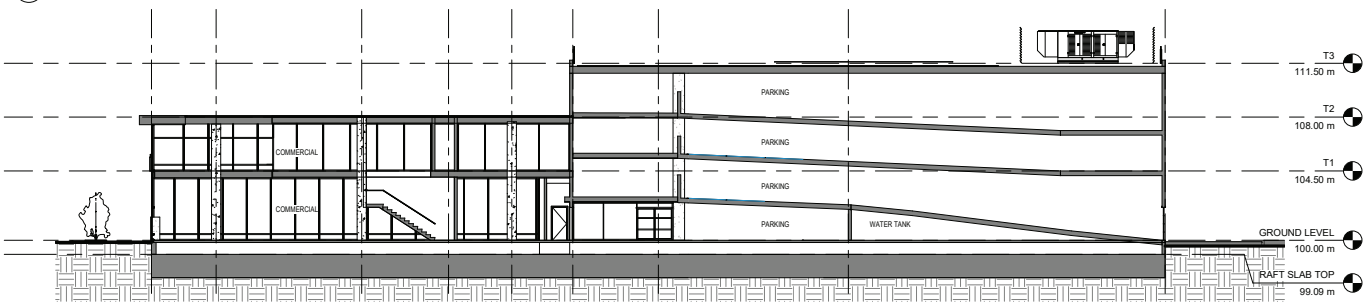
Revision

No	Date	Description
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MATERIAL KEYNOTE LEGEND	
1.	CURTAIN WALL - DOUBLE GLAZED TINTED
2.	GLAZED RAIL SYSTEM
3.	CIP CONCRETE WALL
4.	STRUCTURAL COLUMN
5.	BOLLARD
6.	GREEN ROOF
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10.	SUN SHADE
11.	METAL SCREEN (MECHANICAL)
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16.	ROOF (TOWER) - GREEN ROOF
17.	CONCRETE WALL ARTISTIC REVEALS
18.	GARAGE DOOR
19.	ALUMINUM CLADDING (ALUCABOND)



1 Section 2  
1 : 150



2 Section 3  
A22 1 : 150

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**  
project no. **4034**

drawing title  
**BUILDING SECTION**

designed: R.Y. / M.K. / As Indicated  
drawn: R.Y. / R.S.  
checked: R.Y.  
drawing no. **A26**

printed: JAN. 25, 2018 2:05:20 PM 9:47:30 AM

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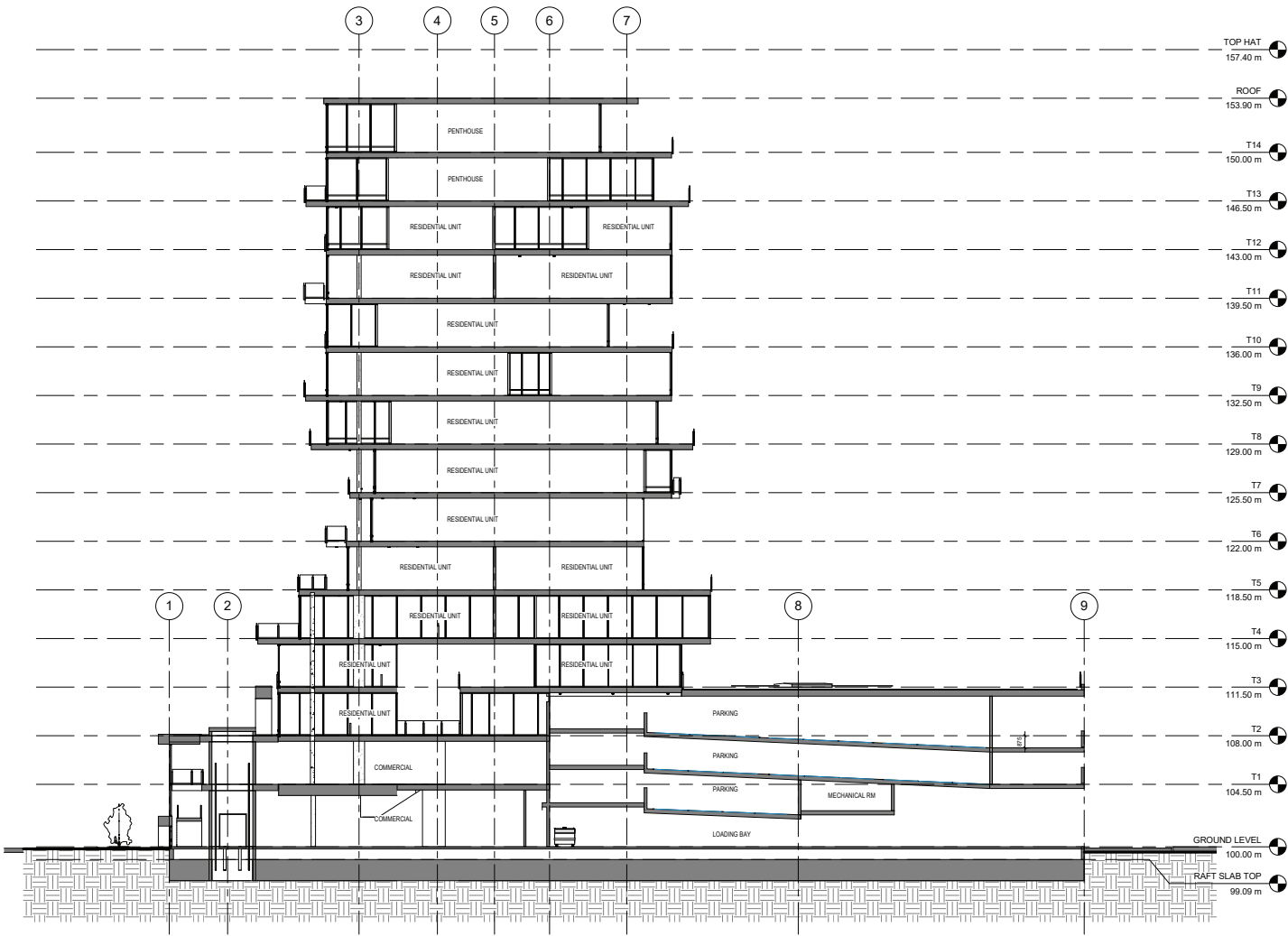


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Revision

No	Date	Description
1	FEB 05, 2018	ISSUED FOR DP



1 Section 4  
 A22 1:150

project title  
**414 & 420 Cedar Avenue,  
 Kelowna, BC**  
 DEVELOPMENT

project address  
**414 & 420 Cedar Avenue,  
 Kelowna, BC**  
 project no. **4034**

drawing title  
**BUILDING  
 SECTION**

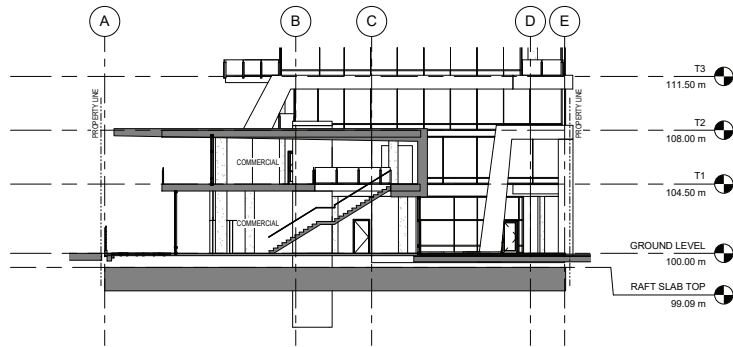
Prepared	By	Scale
	R.Y.	1:150
	R.Y.	R.Y.
	R.Y.	R.Y.
	R.Y.	R.Y.

**A27**

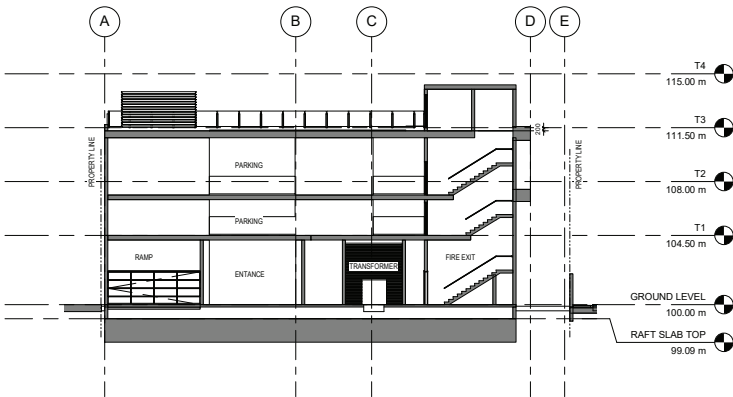
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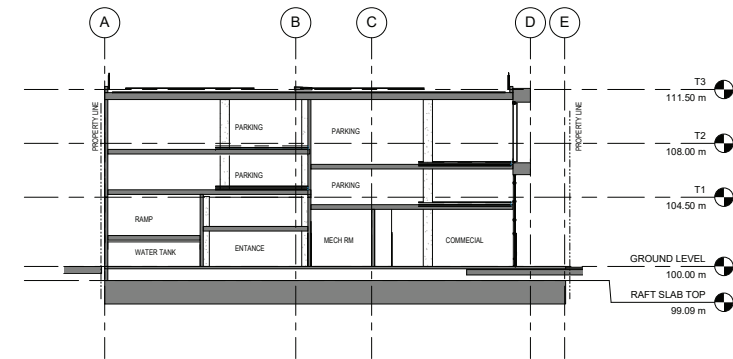




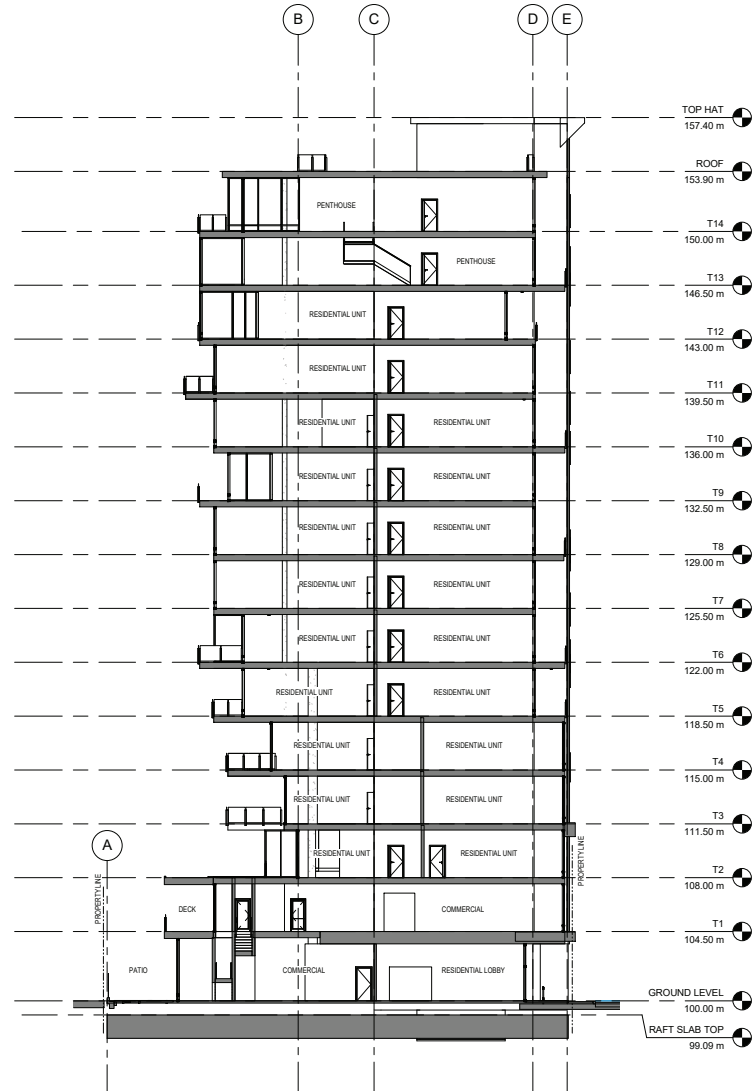
1 Section 7  
1:150



2 Section 8  
1:150



3 Section 9  
1:150



4 Section 10  
1:150

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Revision

No	Date	Description
1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

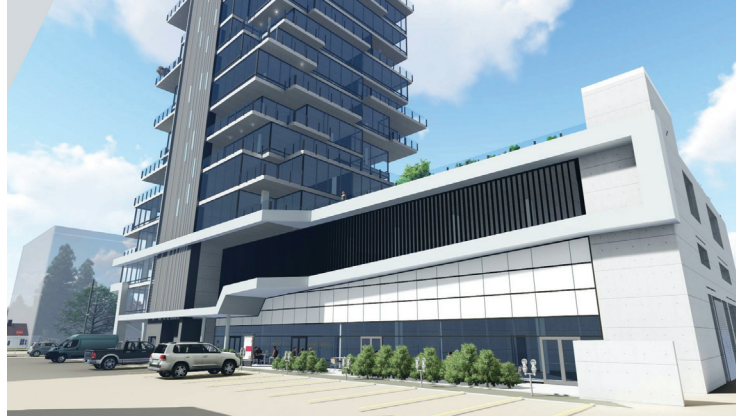
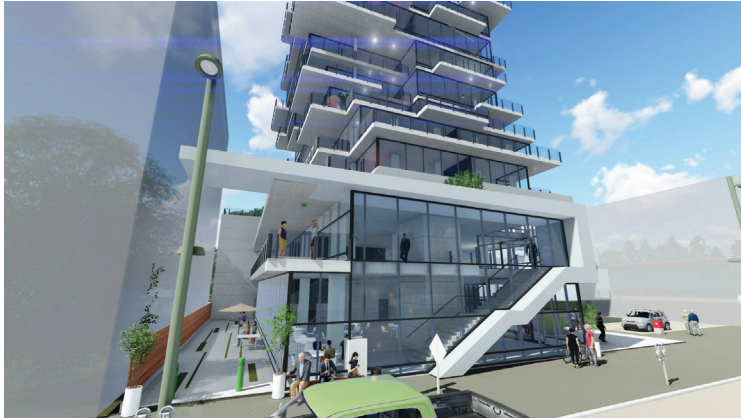
project address  
**414 & 420 Cedar Avenue,  
Kelowna, BC**  
project no. **4034**

drawing title  
**BUILDING SECTIONS**

Prepared	By	Scale
	R.Y.	1:150
Drawn	By	Scale
	R.Y./S.B.	
Checked	By	Scale
	R.Y.	
Drawing no.		

**A29**

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No	Date	Description
1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**  
project no. 4034

drawing title  
**RENDERINGS (1 of 2)**

designed R.Y. mark  
drawn R.Y./R.B.  
checked R.Y.  
drawing no.

**A30**

plotted JAN. 25, 2018 2:05:20 PM 2/8/2018 9:47:30 AM





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Revision

No	Date	Description
1	FEB 05, 2018	ISSUED FOR DP

project title  
**CEDAR AVE. MIXED-USE DEVELOPMENT**

project address  
**414 & 420 Cedar Avenue, Kelowna, BC**  
project no. **4034**

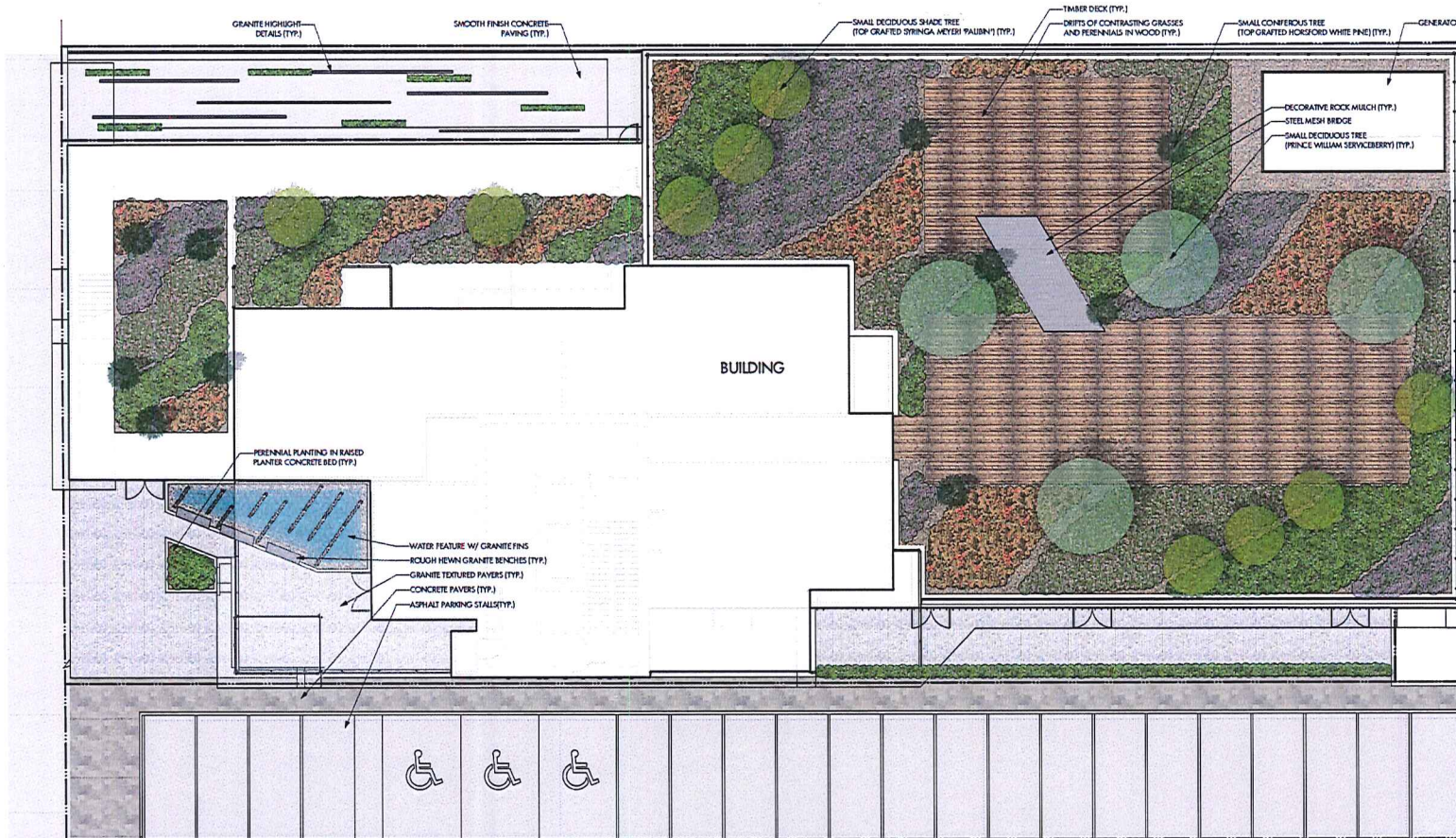
drawing title  
**RENDERINGS (2 of 2)**

prepared: R.Y. mark  
drawn: R.Y./R.B.  
checked: R.Y.  
drawing no.

**A32**

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**PLANT LIST**

BOYANCIAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
AMELANCHIER CANADENSIS 'PRINCE WILLIAM'	PRINCE WILLIAM SERVICEBERRY	4	4cm CAL
PINUS STROBUS 'HORSEFOOT'	TOP GRAFTED HORSEFOOT WHITE PINE	10	75cm H.F.
SYRINGA MEYER PAULIN'	TOP GRAFTED DWARF KOREAN LILAC	9	4cm CAL
<b>SHRUBS, PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ACHILLEA 'FAPRICA'	PAPRICA COMMON YARROW	73	#01 CONT., /0.75M O.C. SPACING
ACHILLEA 'TERRACOTTA'	TERRACOTTA COMMON YARROW	73	#01 CONT., /0.75M O.C. SPACING
AGASTACHE 'DESERT SUNRISE'	DESERT SUNRISE HUMMINGBIRD MINT	73	#01 CONT., /0.75M O.C. SPACING
ARCTOGASTRIS (LVA. LISA)	IRON FENNEL	123	#01 CONT., /0.6M O.C. SPACING
ASCLEPIAS 'TUBEROSEA'	BUTTERFLY WILD	163	#01 CONT., /0.5M O.C. SPACING
CAREX 'PANDA'	CALIFORNIA MEADOW SEDGE	163	#01 CONT., /0.5M O.C. SPACING
ECIRPACIA 'RAINBOW MARICELLA'	RAINBOW MARICELLA CONEFLOWER	113	#01 CONT., /0.6M O.C. SPACING
LAVANDULA ANGLUSTROCLA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	73	#01 CONT., /0.75M O.C. SPACING
FRANULUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	20	#01 CONT., /0.9M O.C. SPACING
PINNSETUM ALOPURICOIDES 'HAMEIN'	DWARF FOURNAIN GRASS	73	#01 CONT., /0.75M O.C. SPACING
RUDRIGIA HIRTA 'CHERRY BRANDY'	CHERRY BRANDY GEORGINA DAISY	163	#01 CONT., /0.5M O.C. SPACING
SALVIA 'HIMMELSKA 'YUKONGSA'	HEAVENLY SAGE	163	#01 CONT., /0.5M O.C. SPACING
SEDUM 'SPURBUM FULDAGUT'	BRONZE DRAGON'S BLOOD SEDUM	73	#01 CONT., /0.75M O.C. SPACING
THYMUS CITRICORUS	LEMON THYME	254	#01 CONT., /0.6M O.C. SPACING

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm DOUGLAS RED FIR MURCH. DO NOT PLACE WOOD MAT UNDERNATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT AT GRADE & 100-150mm TOPSOIL ON ROOF AREAS.



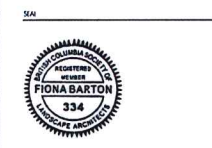
PROJECT TITLE  
**4034 CEDAR AVENUE**

Kelowna, BC  
DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

REVISIONS / REVISED

NO.	DATE	REVISION
1	18.02.02	Issue
2		
3		
4		
5		

PROJECT NO: 17-107P  
DESIGN BY: SF  
DRAWN BY: JAC  
CHECKED BY: JB  
DATE: FEB. 2, 2018  
SCALE: 1:100



DRAWING NUMBER  
**L1/2**

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PROJECT TITLE  
**4034 CEDAR AVENUE**

Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION  
AND IRRIGATION PLAN**

ISSUED FOR / REVISION	
1	18.02.02 Review
2	
3	
4	
5	

PROJECT NO.	L7-107
DESIGN BY	DF
DRAWN BY	MC
CHECKED BY	DF
DATE	DEC 2, 2018
SCALE	1:100

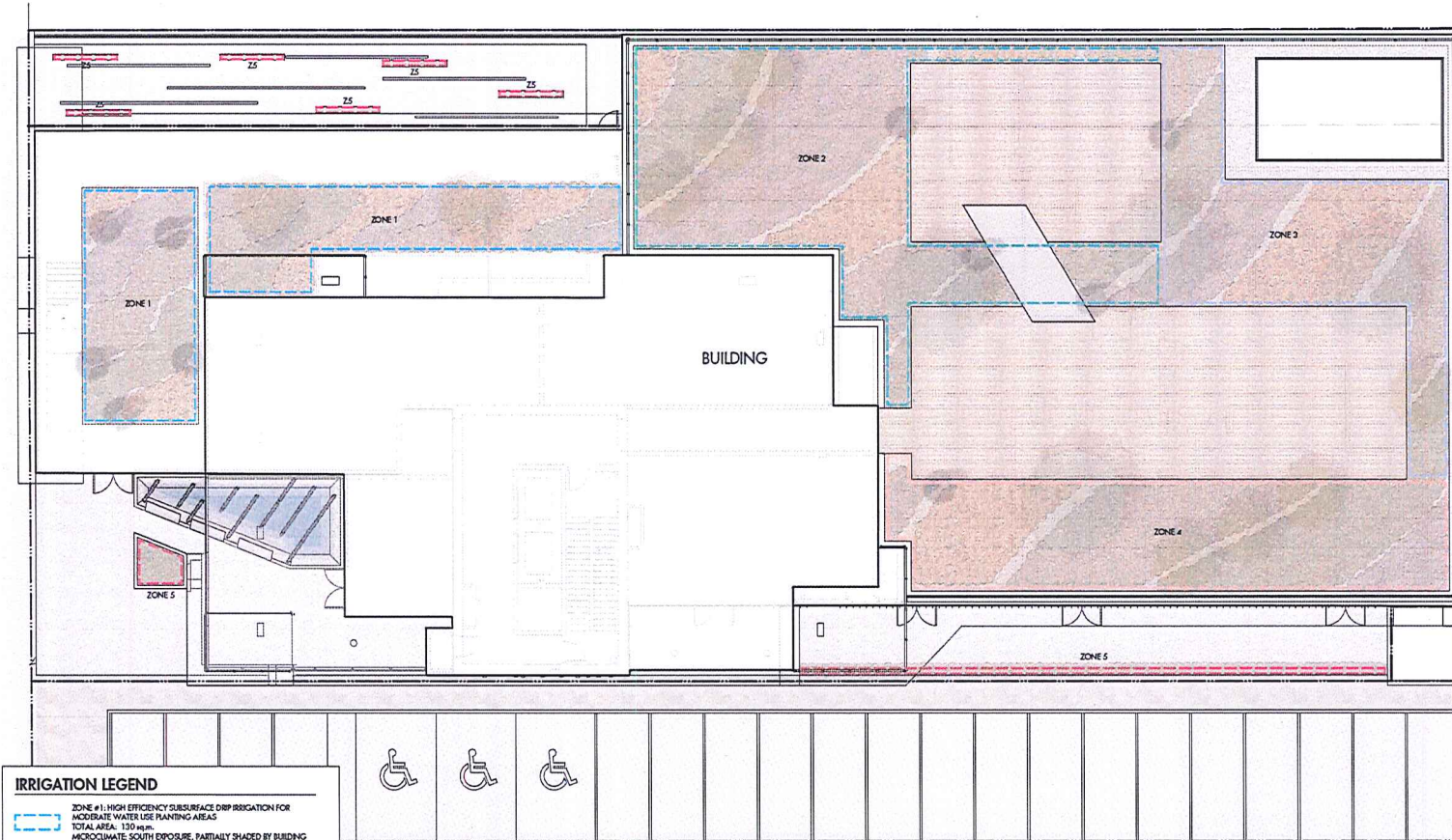
SEA



DRAWING NUMBER

**L2/2**

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**IRRIGATION LEGEND**

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 130 sq.m.  
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY BUILDING  
ESTIMATED ANNUAL WATER USE: 72 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 182 sq.m.  
MICROCLIMATE: SOUTH WEST EXPOSURE, PARTIALLY SHADED BY BUILDING  
ESTIMATED ANNUAL WATER USE: 101 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 113 sq.m.  
MICROCLIMATE: SOUTH WEST EXPOSURE, FULL SUN  
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 156 sq.m.  
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY BUILDING  
ESTIMATED ANNUAL WATER USE: 78 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
TOTAL AREA: 19 sq.m.  
MICROCLIMATE: SOUTH EAST EXPOSURE, PARTIALLY SHADED BY BUILDING  
ESTIMATED ANNUAL WATER USE: 11 cu.m.



**IRRIGATION NOTES**

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM EV VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SIEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 906 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (LWU) = 348 cu.m. / year  
WATER BALANCE = 558 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS





**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

February 2, 2018

**4034 Cedar Avenue**

New Town Services  
1464 St. Paul St, Kelowna BC  
C/o Roman Yamchshikov  
Via email to: roman@newtownservices.net

**Re: 4034 Cedar Avenue – Preliminary Cost Estimate for Bonding**

Dear Roman:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 4034 Cedar Avenue conceptual landscape plan dated 18.02.02;

- 578 square metres (6,222 square feet) of improvements = \$61,958.00

This preliminary cost estimate is inclusive of trees, shrubs, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA  
*as per*  
Outland Design Landscape Architecture



1435 Water Street  
 Kelowna, BC V1Y 1J4  
 250 469-8500  
 kelowna.ca

# IRRIGATION APPLICATION

## APPLICATION IDENTIFICATION

Owner:	New Town Services	Subject Address:	4034 Cedar Avenue	
Agent if applicable:	Fiona Barton	Telephone:	250-868-9270	
Title:	Landscape Architect	Fax No:		
Company:	Outland Design Landscape Architecture	Email:	<a href="mailto:fiona@outlanddesign.ca">fiona@outlanddesign.ca</a>	
City:	Kelowna, BC	Mailing Address:	206-1889 Spall Road, Kelowna	
		Province:	BC	Postal Code: V1Y 4R2

## LANDSCAPE WATER CONSERVATION CHECKLIST

Note: all boxes are to be checked - see instruction page

- Install Backflow prevention devices to meet City of Kelowna standards to isolate the outdoor irrigation system from the potable water system.
- Group planting into 'hydrozones' of high, medium and low water-use plants or unirrigated/unwatered areas.
- Minimize mown turf areas that are high water use areas - ideally to 50% of the landscape area or less - substitute with areas of lower water use treatments like unwatered native woods or meadow, mulch, spaced wood deck, pervious paving.
- Provide adequate topsoil or growing medium of depth and quality to meet the BC Landscape Standard, published by the BC Society of Landscape Architects and the BC Landscape and Nursery Association. General minimum depths over poor subsoils are 150mm for lawn and 300mm for shrubs groundcover.
- Group irrigation circuits/zones into 'hydrozones' of high, medium, and low or unirrigated areas consistent with the landscape planting plan. Provide a separate irrigation valve for each irrigated hydrozone.
- Minimize use of high-volume spray heads, and employ drip or low volume irrigation where practical.
- When spray or rotor irrigation is used, design and install head to head coverage in accordance with manufacturer's specifications, and avoid overspray outside landscape areas.
- Ensure matched precipitation rates within all irrigation circuits.
- Design and install pipe and head layout so flow velocity does not exceed 1.5 m/s, and to minimize elevation change or pressure variation in circuits. Provide check valves to stop low head drainage.
- Ensure irrigation mainlines are proved leak-free with hydrostatic tests.
- Provide pressure regulating devices to ensure irrigation outlets are operating at the manufacturer's optimum pressure range.
- Install - and program to minimize water use - 'Smart Controllers' to meet standards of the City of Kelowna Water Regulation Bylaw.
- Install an irrigation master shut-off valve (isolation valve) located outside the building in a location accessible to the City that when closed shall stop the supply of water from the potable water supply to the outdoor irrigation system and shall be capable of being closed and locked off by the City.

Applicant Notes on the Landscape Water Conservation Checklist:

## LANDSCAPE WATER CONSERVATION TABLE

Applicant: <b>New Town Services</b>	Address: <b>4034 Cedar Avenue</b>
-------------------------------------	-----------------------------------

### Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

**906** sq.m.

Note: INCLUDE BOULEVARD, and proposed lawn, plants, mulch, PERVIOUS decks or paving. Do not include building areas, driveways, patios, decks or walks unless pervious.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
<b>Unwatered Pervious Areas (not impervious paving)</b>						
Mulch (Stone, bark or sand)		N/A	N/A	23	3%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A	278	31%	N/A
Pervious paving (AquaPave, Rima Pave)		N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1	27	3%	27
<b>Watered Planting Beds (shrubs or groundcover)</b>						
<i>Planting Type</i>	<i>Irrig Efficiency</i>					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Low (Spray or Rotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	578	64%	321
Moderate water use plants	Low (Spray or Rotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Low (Spray or Rotor)	0.7	0.7		0%	0
<b>Watered Mown Lawn Areas</b>						
	Low	1	0.7	0	0%	0
<b>Special Landscape Areas (SLA)</b>						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Low (Spray or Rotor)	1	0.7		0%	0
Sports Lawn	Low (Spray or Rotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				906	100%	348
Special Landscape Area (SLA) Sub total				0		

\*If proposed design conditions are not shown on the form please contact the City at 250 469-8502



1435 Water Street  
 Kelowna, BC V1Y 1J4  
 250 469-8500  
 kelowna.ca

# IRRIGATION APPLICATION

## CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

---

Note: For Evapotranspiration (ETo) in Kelowna use 1000m	Amount	Units
Total Landscape Area	906	sq.m.
Landscape Maximum Water Budget (WB)	906	cu.m./yr.
Estimated Landscape Water Use (WU)	348	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	558	cu.m./yr.
	OK	

I have identified and confirmed, by completing the attached 'Landscape Water Conservation Checklist' above, that the project will conform to current landscape and irrigation water conservation practices listed in the checklist. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas identified by me in the 'Landscape Water Conservation Calculation Table' above.

\_\_\_\_\_  
 Signature of Applicant

Date: \_\_\_\_\_

---

### FOR CITY OF KELOWNA OFFICE USE ONLY

The Irrigation Application and calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and is hereby APPROVED with the signature of the Water Manager or designate.

\_\_\_\_\_  
 Signature of Kelowna Water Smart designate  
 For Water Manager

Date: \_\_\_\_\_

\_\_\_\_\_  
 Print Name

**NOTE: Post Signed and approved application at Smart Controller for future reference**